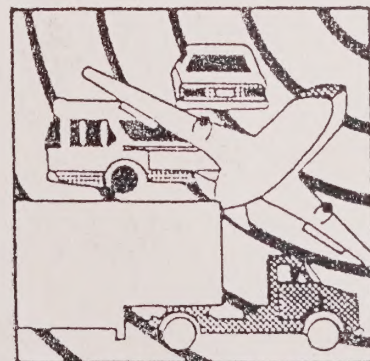
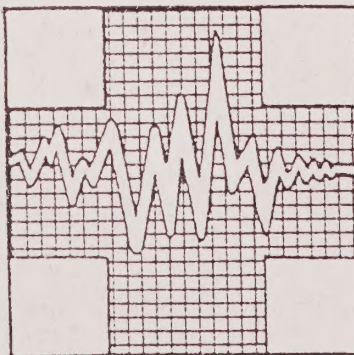
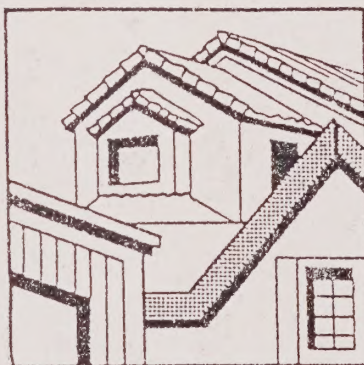
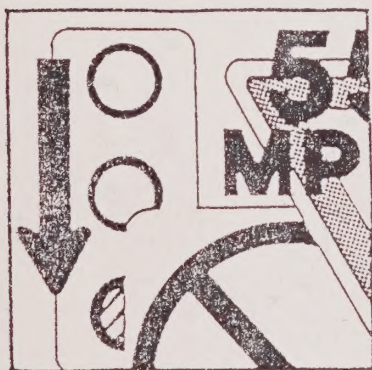
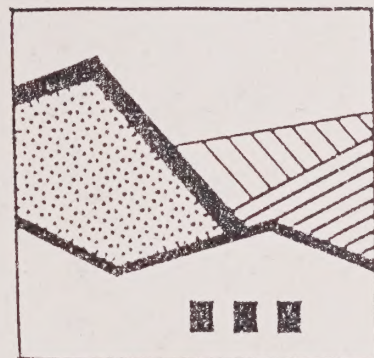


# San Marcos

## General Plan




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**City of San Marcos**

**GENERAL PLAN**

**1990**

**Park and Recreation Element**

**Prepared for:**

**San Marcos Planning Division  
Community Services Department**

**Prepared by:**

**Wallace Roberts & Todd  
Economic Research Associates**

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## **SAN MARCOS PARKS AND RECREATION ELEMENT**

### **Purpose:**

The purpose of the Parks and Recreation Element is to identify and provide for the parks and recreational needs of all segments of the population of the city. The element forms a framework for the future provision of both active and passive parks; a city-wide system of interconnecting pedestrian, bicycle, and equestrian trails; recreation and leisure programs; and community services facilities related to parks provision. The Element includes goals, policies, and implementing strategies which will serve as an action program to guide the realization of the Element's purpose.

### **1.0 PARKS AND RECREATION COMPONENTS:**

The parks and recreation needs of the city will be documented in detail, including proposed sites, facilities, programs, and associated funding mechanisms, in a Parks Master Plan which will be revised on a five-year basis to reflect changes in recreational needs, adjustments to population and land use projections and changes in the corporate boundaries.

The planning reflected in the Master Plan will include the following components and elements:

#### **1.1 Local Parks**

Neighborhood parks and community parks collectively form the category of local parks for which a total of 5 acres per 1,000 population will be provided. Planning for local parks will include detailed description, definition, and standards for a complete list of program elements to be included at specific sites.

##### **Neighborhood Parks**

Neighborhood parks will range in size from 5 to 20 acres, and are intended to serve the community within a service radius of 0.75 miles. Although the precise nature of each site will vary, neighborhood parks will generally be active sites including provisions such as ball fields, tennis and basketball courts, open play areas, playgrounds and tot lots, picnic facilities, swimming pools, community buildings, and onsite parking. Where appropriate neighborhood parks will be located adjacent to school sites.

The current total area of neighborhood parks projected for buildout is 147 acres, or approximately 1.3 acres per 1,000 population.

##### **Community Parks**

Community Parks will range from 20 to 100 acres and will provide special community and recreational facilities which will serve the entire city. These parks' characteristics will range from essentially passive parkland focused on a special landscape feature such as a lake, to intensively developed park sites providing for a range of active sports activities.

The current total area of community parks scheduled for buildout is 403 acres or approximately 3.7 acres per 1,000 population.

#### **1.2 Other Parks**

In addition to the 5 acres per 1,000 population of local parks, the park system in San Marcos will include regional parks, special parks, mini-parks, joint-use agreements, and private parks. None of these parks will be considered to contribute toward the local parks acreage



standard. They will, however, form a significant component in the overall parks system. Current planning indicates that the collective total acreage for these parks could reach 1,000 acres, the primary component being 820 acres of regional parkland. The development of these parks is not based on a numerical acreage standard but rather upon special opportunities and circumstances.

#### Regional Parks

Regional parks will be in excess of 100 acres providing extensive essentially passive recreation opportunities such as hiking and equestrian use, nature study, and picnicking. The location and extent of these parks does not reflect a numerical standard but rather the location of particular opportunities and special landscape characteristics.

#### Special Parks

The special park category includes parks which will have community-wide significance but do not fit the definition of community park. Sites included in this category typically have a small acreage but include a unique community service such as a library, museum, or the city's central urban plaza.

#### Mini-Parks

Mini-parks will be small park spaces of around an acre in size which for example might contain a playground and/or tot lot, some family picnic facilities, and grass open-play area. Wherever possible these mini-parks will be sited as openings on the trail system, allowing rest areas, way stations, and staging areas, and also facilitating efficient maintenance.

#### Joint-Use Agreements

There is significant potential within San Marcos for the negotiation of joint-use agreements which would add to the range and extent of recreational opportunity in the city. The San Marcos Unified School District, Palomar College, and the proposed San Marcos State University all have facilities which may not receive full use either throughout the entire day, over weekends, or during vacation periods in the academic calendar. While such agreements may be of considerable value and should be pursued by the city, they should not be seen as contributing to the requirements for public parks and recreation facilities described in this plan but rather as an additional bonus for the city and its residents.

#### Private Parkland

It is fairly common for larger subdivisions to develop private park and recreation facilities exclusively for the use of the development's residents. These facilities and parks, not accessible to the general public, are typically maintained by a home owners association. Facilities of this type will probably form a component of the future recreation provision in San Marcos. However, they cannot be seen as part of the public park system and should not be credited against developer agreements for the dedication of public parkland or related fees.

### 1.3 Trail System

Trails in the city will include both a highly developed trail type which will be suitable for handicapped use in addition to walking and regular bicycle use and multiuse trails which will be of rougher construction for hiking, mountain bikes, and equestrian use. While the city's parks master plan will include major trail corridors, it is also recommended that the city prepare a more detailed separate trails master plan.

1.4 Open Space

Open space considered for parks and recreation purposes will serve some identifiable recreational or aesthetic benefit to the city's residents and include:

- Corridors through which rural sections of the trail system will pass;
- Open space buffers providing aesthetic benefit to the city in general and to adjacent trails and parks in particular;
- Location of such open space can also further the goals of environmental conservation;
- These areas can largely remain under private ownership, removing acquisition costs from the city as well as avoiding any additional liability and maintenance costs.



## 2.0 IMPLEMENTATION AND FINANCING

### 2.1 Implementation

The primary objective in implementing the city's park and recreation system will be to ensure that the balanced range of parks and recreation facilities necessary to serve the growing population is in place prior to or concurrent with development. This balance will include active and passive neighborhood and community parks, regional parks, trails and mini-parks, special recreation facilities, community facilities, and recreation programs.

In order to achieve that balance as the population grows, it will be necessary for the city to phase park development of all kinds. Phasing plans should reflect predicted population growth both in terms of size and distribution.

A second major objective in developing the city's parks implementation program is to identify and protect any significant future park sites and trail linkages which might be under pressure from an alternative land use development which would render them unavailable at a later date. The city should develop an ongoing monitoring program to prioritize park and trail acquisition needs, including the following issues in its review:

- . Current development proposals - clearly every development proposal received by the city should be analyzed in regard to the parks program;
- . Recreation proposals which fall within highly developed areas are more critical in that loss of these opportunities may render it difficult or impossible to achieve a satisfactory distribution of parks and recreation facilities to serve all areas of the city;
- . As public services and infrastructure are put in place, the pressure for development typically increases, putting corresponding pressure on potential park locations;
- . Proposed parks are likely to be more difficult to achieve in areas with small-scale, fractured ownership patterns as negotiation over dedication becomes significantly more complex;
- . As one parcel of land develops, it tends to increase development pressure on adjacent parcels.
- . All development proposals should be reviewed by the city or an appointed consultant for consistency with the Parks Master Plan.

### 2.2 Acquisition and Financing

Park acquisition and development financing will include a variety of methods and funding sources depending on the individual park's location, land uses in the service area, and ownership patterns in the service area. In many instances, a combination of funding sources will be used. In general, the following methods and funding sources will be used to acquire, develop, or maintain park facilities:

- . Development Agreements
- . Quimby Act Dedication or In-lieu Fees
- . Mello-Roos Community Facility Districts
- . Benefit Assessment Districts



- . Public Facility Fees
- . User Fees
- . Concessions
- . Grants
- . Joint Use-Agreements
- . General Funds

#### Development Agreements

Development agreements will be negotiated to acquire park land, park facilities, and trail easements when possible, primarily in areas with large landholdings subject to subdivision approval and in redevelopment project areas.

#### Quimby Act Dedication or In-lieu Fees

Quimby Act park land dedication or park in-lieu fee payments will be applied to all residential developments requiring subdivision approval, primarily new residential areas and areas with proposed in-fill residential subdivisions. If a subject parcel includes land that meets the City's park master plan needs, the City will seek park land dedication. If the parcel does not include land that meets the City's park master plan needs, the City will seek in-lieu payments instead and use the revenue to acquire park land and develop park facilities which do meet the City's needs. The City should maintain its 5 acres per 1,000 population dedication standard, as permissible under state law, and should adjust its in-lieu fee annually to reflect current market land values.

#### Mello-Roos Community Facilities District

Mello-Roos Community Facilities Districts, a type of special tax district, will be formed when needed to raise revenue to acquire additional park land, acquire trail easements, develop park facilities, or maintain park facilities. Community facility districts will be formed primarily in new development areas under large ownerships.

#### Benefit Assessment Districts

Benefit Assessment Districts will be formed when possible to acquire, develop and maintain neighborhood serving parks, primarily in neighborhoods that are already built-out but are in need of neighborhood serving park facilities, and possibly in areas of large ownerships applying for subdivision approval.

#### Public Facility Fees

The City already collects a public facility fee on new residential development. The City should consider developing a public facility fee strictly for park development for new commercial and industrial development to finance park facilities which serve employees. The amounts of both fees should reflect the park standards and plans established in this report. In existing neighborhoods, the City should use a higher proportion of collected public facility fees for park development than is normally used in new communities, since new communities have a greater variety of alternative funding sources for park development than do existing neighborhoods.

#### User Fees

User fees collected from community organizations, individuals, and nonresidents should not only cover program costs, but a proportion of maintenance costs as well. Nonresidents should be charged a higher user fee than residents.

### Concessions

Concession or land lease revenue from food stand operators, operators of specific facilities (such as equestrian facilities, golf courses, racket clubs, fishing/boating centers, or the proposed miniature railroad) will be sought when in the City's benefit. Revenue from these sources will be used primarily for facility maintenance.

### Grants

State and federal grants should be sought when possible for specific projects and programs, such as the proposed creek enhancement project, the trail system, and acquisition of wilderness areas.

### Joint-Use Agreements

Joint-Use Agreements with school districts and the county should be sought when in the City's interest to provide parks and recreation facilities adjacent to school grounds and to provide regional parks which serve the county population as well as the city population. However, any such agreements should not be counted towards meeting the basic standards for public park provision in the city.

### General Funds

General funds will be used when no other funding source or method is available or appropriate. General funds primarily will be targeted for improving existing parks, developing park facilities in existing built-out communities, and maintaining park facilities.

### 3.0 ANTICIPATED PARKS AT BUILDOUT

Based on current assumptions and standards, planning indicates that the following parks will be required to meet city-wide needs at buildout (approximate park locations are shown on Figure 1).

#### Buena Neighborhood Park

Buena Park, a 12- to 16-acre neighborhood park, is proposed for the area west of Las Posas Road immediately north of the current city boundary. There is an existing lake approximately 600 feet long by 80 feet wide, which should form a focus for the park and could be stocked for fishing. The relief of the area is too steep for active sports provision but the park should include a level well drained grass area of at least one acre, roughly square in shape, as an open field play area. Otherwise the park will feature essentially passive recreational facilities. The site should also include a water play area which should be sited in proximity to the picnic areas. Access for vehicles will be from Las Posas Road. Parking should be located close to the road.

#### Twin Oaks Valley Neighborhood Park

Twin Oaks Valley will feature a 16- to 20-acre neighborhood park immediately west of Twin Oaks Valley Road in the area south of Rowena Avenue. There is a level area of approximately eight acres which will accommodate active sports facilities and parking. The steeper land to the east is suitable for more passive park usage such as trails leading to picnic areas and playgrounds.

#### Paloma Neighborhood Park

This neighborhood park at the intersection of Borden Road and Las Posas Road will total 12 acres in area. The park has been dedicated to the city as part of the developer agreement for the Neighborhood One Specific Plan and will have an active sports emphasis. Parking will be accessed from Borden Road. The park will be linked to the wider recreation system by pedestrian, bicycle, and equestrian trails along Las Posas Road and Borden Road.

#### Richland Neighborhood Park

The Richland Neighborhood Park will be located in the area west and/or north of the existing Richland School and will be 10 to 14 acres in extent. The park will feature both active sports and more passive areas and also include a water play area and a building of around 6,500 square feet for day-care and latchkey programs and other community group uses.

#### Poinsettia Neighborhood Park

The Poinsettia Park will be located in the area east of Poinsettia Avenue and south of La Mirada Drive, possibly in conjunction with a new school site. The park will be 16 to 20 acres in extent with both active sports facilities and more passive park areas as well as a community pool requiring two acres (including parking needs) of reasonably level land and a community building of approximately 6,500 square feet.

The City of Vista General Plan shows a major open space area including a proposed park site in the area to the west of Poinsettia Avenue. There is a significant opportunity for linkage of the two cities' proposals.



### Hollandia Dairy Neighborhood Park

Within the boundaries of the Hollandia Dairy specific plan there will be a neighborhood park facility of 12 to 20 acres. Given the presence of proposed industrial land use in the specific plan there is an important opportunity to locate some active lighted sports facilities at the dairy site, possibly between Mission Road and the light rail right-of-way. This opportunity is especially important as the Richland area of town around the dairy is both closer to buildout and has higher density residential use making the provision of adequate local parks provision more difficult than in some other areas of the city.

It is possible that the park provision at the dairy could be split into two sites: a more active park adjacent to the proposed industry and a more passive site adjacent to the proposed school. In addition to the parks requirements, there is a need to locate a trail through the site from the light rail right-of-way connecting to the park(s) and on to the trail at Borden Road.

### Mission Neighborhood Park

The Mission Park site will be located opposite San Marcos Junior High School in between Mission Road and Route 78. The 6- to 14-acre site will focus on active sports facilities. Because of the site's location in an industrial area, it is an ideal opportunity for night lighting. Access will be from Mission Road.

### Knob Hill Neighborhood Park

This site, of approximately three acres, is to be dedicated to the city as part of the development agreement for an 80-unit apartment complex to be built in the eastern section of the Richland Community about half a mile north of Route 78. Located adjacent to a new school, the site will include mostly passive facilities. There will be a small community building constructed on the site to serve as a day-care/latchkey facility. Although the site is too small to meet the definition of neighborhood park, it has been "grandfathered" into that category. The entire development project is under negotiation in the planning phase at present, but dedication and commencement of design for the site is anticipated by the end of 1989.

### Jacks Pond Neighborhood Park

Jacks Pond Park will be located around the existing Jacks Pond water feature in-between La Moree Road and Barham Drive. The 6- to 14-acre site will include the relatively level area south of the Pond which is suitable for an open field play area and a parking lot. The park will serve both passive recreational uses and also as a trail staging area. Multiuse trails will lead from the park both southwest towards South Lake and Double Peak Regional Park and north towards the trails system in Twin Oaks Valley and linking into Escondido. It is recommended that the pond be stocked for fishing. Access will be from La Moree Road.

### Viewpoint Neighborhood Park

Viewpoint Park will be a 6- to 10-acre neighborhood park located to the southwest of the intersection of San Marcos Boulevard and Viewpoint Drive. The site falls within an open space corridor as indicated in the San Marcos General Plan and will be linked by a trail towards the city center and potentially westward beyond the city boundaries. The steep slopes in the area are not suitable for the development of active sports facilities, and the park will have an essentially passive character. Access to parking will be from San Marcos Boulevard.

### Questhaven Neighborhood Park

Questhaven Park will be a 6- to 10-acre neighborhood park located southeast of South Lake with access from the proposed extension of Twin Oaks Valley Road to Questhaven Road. The park will abut or surround a small water feature allowing for some fishing. Aside from tennis facilities, the park will feature essentially passive recreation opportunities as the steeply sloping ground prohibits any extensive active field development.

### Elfin Forest Neighborhood Park

Elfin Forest Park will be located close to the intersection of Questhaven Road and Elfin Forest Road. The site will be linked into the wider recreation network by a multiuse trail possibly following the alignment of the Second San Diego Aqueduct. The site will have an active sports focus requiring approximately eight acres of reasonably level ground (including allowance for two acres of parking). The site overall will occupy 16 to 20 acres.

### Merriam Community Park

The 26- to 46-acre Merriam Community Park will be located in the area north of Deer Springs Road in a natural bowl shaped section of valley in the Merriam Mountains. The area features both relatively flat land in the valley floor and steep slopes of north, south, east, and west aspects. The area is at present undeveloped and includes both mixed chaparral and riparian vegetation, the latter manifesting intermittent surface drainage courses.

The variety of micro climates and the ecological diversity of the area lend themselves to supporting existing conceptual ideas for a botanical garden in the area. The site could also form a good location for a nature center. The program for the site reflects these and other complementary passive park uses.

### Walnut Grove Community Park

A community park of between 42 to 46 acres is proposed close to the intersection of Twin Oaks Valley Road and Deer Springs Road. The site will comprise both the existing parkland (see Section 3.5 "Existing Parks and Recreation Facilities") and new acreage yet to be acquired by the city.

The future program of the park will continue to reflect its current split between equestrian activities and passive recreation such as picnicking and informal open field play sports. The site will also be developed to accommodate large special community events such as the Annual Chili Cook-off and the Fourth of July celebration. With an anticipated attendance of up to 5,000 people, this "Community Event Space" will require at least ten acres of level land for the event space itself and associated parking. This area will only be used a few days in each year and can be grass field to be used for open field play for the majority of the year.

Because the land in the Walnut Grove Park area is flat and suitable for active sports, the site has also been identified as an optional location for the city to install softball and multipurpose soccer/football fields. The facilities required to meet active sports standards are projected at other sites, but future planning may identify a need for additional active sports locations.

### Agua Hedionda Community Park

Agua Hedionda Park will be an essentially passive park of 15 to 25 acres located to the northwest of the intersection of Las Posas Road and Borden Road in the western portion of the College Area close to Vista. The park is located within the open space area as indicated in



the San Marcos General Plan. The site will be linked by trails leading north to Buena Park, east along Borden Road to Owen Mountain and Twin Oaks Valley, and south to the AT & SF railroad corridor regional trail. Because of its nodal location in the trail system, the park will feature one of the city's main trail staging areas. The parks location will take advantage of surface water features in the area which will allow for fishing.

#### Woodland Community Park

The Woodland Park site will include both the existing park and a new park area to the northeast. The existing park features the city's swimming pool complex and the future program will retain the aquatic emphasis through the development of a new water play area. Additionally the program will include new active sports facilities and passive park areas. It is recommended that the city select a new use for Woods House which is located in Woodland Park. Options include a new site for the San Marcos Museum and/or a more general community use. The total site acreage for the park will be 18 to 22 acres.

The parcel of land to the northeast of the existing park included in the park development zone for Woodland Park is also under consideration as the location of new or expanded school facilities. Collaboration over use and purchase agreements will have to be reached with the school district.

#### Bradley Community Park

Bradley Park will include both the existing 34-acre park and new acreage yet to be acquired by the City. The existing emphasis in the park on active sports facilities will continue; the park will be the primary site for active sports in the city. In addition to the existing facilities, when completely developed the site will include football and soccer fields, lighted and unlighted diamonds, a court sports complex, and a city gymnasium.

Of the existing acreage, 11 acres are already developed and a further 13 are under development. The remainder of the existing site will be required for active sports facilities in addition to new acreage. Because of the parks location is in an industrial zone, it is ideally suited for night lighting. The total park acreage will be between 54 and 66 acres.

#### La Moree Community Park

The 30-acre community park site is located adjacent to La Moree Road close to the proposed San Marcos State University campus.

Conceptual approval has been gained from City Council to locate a social services complex on the site, to be developed and operated in collaboration with nonprofit community organizations. The remainder of the site will be developed as a park, with facilities serving both the onsite complex and the surrounding area. Acquisition of the site and commencement of development plans is anticipated by the summer of 1989. San Diego Gas and Electric are planning a major new power line which will require a 30-foot wide easement running along the southern portion of the site. There will be a number of trails leading from the site and the power line easement could be used for the alignment of trail linkages.

#### Discovery Community Park

The existing proposals for the 57-acre Discovery Park are encompassed by the Parks Master Plan; the fairly detailed program already developed for the park's two parcels are consistent with the city-wide distribution of recreation facilities developed in the Master Plan.



The proposals for the site include a large-scale miniature railroad (5/12 actual scale, 15-inch gauge) to be operated by a new nonprofit corporation. The establishment of the railroad will require collaboration between the city and the corporation.

The western most parcel of the park is to be dedicated by the Applewild development and will be developed first.

The extension of the park to the southeast will form a link, decreasing in intensity of use towards the proposed park at South Lake.

The City is currently negotiating ownership of the land; development will be phased between 1990 - 1995.

The park will essentially focus on passive recreation.

#### South Lake Community Park

Preliminary responses from the Vallecitos Water District have indicated a positive response to city interest in developing a public park site around South Lake and it is recommended that the city actively pursue negotiations with the District to that end.

The site is a primary recreation opportunity both in being the largest water body potentially available for public recreation and in being located at a prime node to link up various sections of the city-wide trail system.

Assuming agreement can be reached, the park, totaling 44 to 56 acres, will feature passive recreation opportunities ranged around the lake. There will also be a trail staging area immediately below the dam with access taken from Twin Oaks Valley Road. Parking for the site will also be accessed from Twin Oaks Valley Road; the parking lot itself will probably require grading work.

#### Landfill Site Community Park

This community park site will occupy 82 to 90 acres of the San Marcos County Landfill providing an afteruse for the site on closure. Although plans exist both for extending the life of the landfill and building an energy reclamation plant on the site, neither of these proposals will require all of the 219-acre landfill indefinitely. The concept of a park afteruse is already represented in the San Marcos General Plan and the city should move towards realizing that policy. In particular, the city should monitor final grading plan submissions to ensure compatibility with planned afteruse. The program for the site emphasizes active recreation taking advantage of the potential to grade at closure to a level finish.

A number of special facilities to be sited in the park include:

- . An RV and trailer camp site requiring 30 acres. This profit-generating land use will be capable of accommodating 300 to 450 camping units depending on layout design. Associated facilities within the campground will include rest rooms/shower rooms, a central office building at the site entrance, pool, and children's play structures.
- . A family golf center providing, among other amenities, a golf range, miniature course, and a clubhouse on approximately 15 to 20 acres of land, such as the model developed by PGA Tour and PGA of America or a similar facility. Initial proposals indicate a long-term lease of the required acreage by the city to a corporation which would finance construction and maintenance/operational costs. The facility would both offer

recreational opportunity to the region and generate income for the city. Location close to the proposed RV campsite is potentially of mutual benefit to both program elements.

- . A model airplane field to replace the existing field located in the Questhaven area but threatened by development plans.
- . An archery club which will require a fairly level site, free of obstructions and strong winds, oriented in the direction of the prevailing wind, of about 360 feet by 90 feet, requiring a total acreage between one and two acres including parking.
- . A community pool requiring a six-acre site.

#### Gopher Canyon Regional Park

The southern portions of the San Marcos Mountains, the Merriam Mountains, and the south fork of Gopher Canyon all fall within the San Marcos Sphere of Influence. Analyzing recreational opportunities for the city, it became clear that the recreational use of these major landscape features could be more positively and coherently planned for if under a single jurisdictional authority. Thus although the site falls outside of the current study area, proposals are also included for the development of a major 420- to 500-acre regional park facility in Gopher Canyon north of the city's current sphere. The park would feature low intensity passive recreational opportunities.

Preliminary studies indicate an area under BLM ownership. There is precedent for negotiation of transfer of ownership rights from the BLM to local authorities for the purpose of developing regional parks. It is recommended that the city contact BLM to explore the potential of this site.

#### Double Peak Regional Park

This 200- to 240-acre regional park will be located around Double Peak to the southwest of South Lake on the ridgeline which dominates San Marcos' southern area. The dominance of this landscape feature makes it a unique recreational resource, potentially crowning the passive park system in the city. Linked by trails to the wider park network, Double Peak will feature essentially passive recreational opportunities. Special features of the park will include:

- . An outdoor amphitheater, the siting of which will both needs a quiet site and preferably will take advantage of the extensive vistas available from Double Peak. A site of around five acres will be required including parking;
- . An equestrian area of approximately 10 to 15 acres with stables, corrals, riding ring, basic storage and sanitary facilities, loading and parking space, and rental office;
- . A campsite for tent camping only occupying up to ten acres;
- . A night sky viewpoint for star watching. This facility will obviously have to be accessible 24 hours a day.

#### BLM Lands Regional Park

The Bureau of Land Management (BLM) owns a parcel of land approximately 120 acres in extent immediately south of San Marcos. There is a strong potential for the city to be able to negotiate a transfer of ownership of this land for the purpose of developing a regional park. Such an agreement has recently been reached between the City of Poway and the BLM. It is recommended that the city initiate negotiations to this end. The agreements with Poway

permitted only the most passive types of development to which the park's program would be limited. The park could be extended to include part of the San Marcos County Landfill, to a total acreage between 100 and 180 acres.

#### Old San Marcos Park:

This will be a one-acre site opposite the existing city hall and will provide a new location for the Barn which will have to be moved to make way for the new civic center development.

#### Heart of the City Plaza:

Plans for the city's new civic center include a plaza with some kind of water feature. Although no details have been developed, the plaza will form a recreational open space and has been incorporated into the vision for the city's future parks network. The site will be linked by trails leading north, south, east, and west, connecting to all parts of the city.

The civic center will also include a number of special community facilities which fall under the broadest remit of a recreational study:

- . A new central city library
- . An option for a new location for the city museum
- . A 25,000-square foot community center

#### Creek Walk:

One of the trail linkages within the recreation network follows the course of San Marcos Creek from Twin Oaks Valley Road to Lake San Marcos. This runs through the city's future commercial core parallel to proposed flood mitigation measures. The whole length of this link -- about two miles -- is subject to a complex interacting set of planning issues involving zoning and land use, flood protection, riparian habitat protection and mitigation, circulation, and commercial development opportunity. One possible solution is the adoption of a plan for an environmental channel to contain flood flow which would allow for protection of the riparian habitat, facilitate a double-fronted commercial strip, and offer considerable opportunity for the creation of an aesthetically pleasing pedestrianized corridor through the commercial district between San Marcos Boulevard and Discovery Street. This concept is included in the city-wide trails network although a trail linkage could also be achieved under alternative development scenarios.



## **4.0 GOALS, POLICIES, AND IMPLEMENTING STRATEGIES**

### **GOAL 1 LOCAL PARKS PROVISION:**

To plan for, acquire, develop, and maintain a system of local parks and recreation facilities which meet the needs of the residents of San Marcos.

#### **Policy 1:**

Plan for and implement a city-wide distribution of neighborhood and community parks to serve both local and city-wide recreation needs.

Implementing Strategy 1.1: Adopt and update, on a five-year basis to respond to changing conditions, a master plan detailing the city-wide provision of parks and recreation facilities and programs projected at buildout. The master plan should include definitions of, and standards for, parks and recreation facilities and identification of proposed sites including approximate location, size, facility type, and program.

Implementing Strategy 1.2: Plan for and implement special parks to realize recreation opportunities not provided for in local or regional parks; such parks to be included in a "special parks" category in the parks master plan.

Implementing Strategy 1.3: Maintain a phasing plan prioritizing the schedule for parks and recreation facilities development.

Implementing Strategy 1.4: Where appropriate ensure public involvement in parks planning and design to facilitate implementation of a program meeting community needs.

#### **Policy 2:**

Negotiate shared use of non city-owned facilities in order to augment the range and extent of recreational opportunities available to the city's residents.

Implementing Strategy 2.1: Liaise closely with appropriate authorities such as the San Marcos School District, Palomar College, and the San Marcos State University to negotiate shared use of recreational facilities.

Implementing Strategy 2.2: Negotiate public access to privately owned and operated facilities such as golf courses where such agreements can mitigate the need for public owned provision of specialist recreational opportunities.

Implementing Strategy 2.3: Negotiate with the Vallecitos Water District in order to develop recreational opportunities around the South Lake Reservoir.

Implementing Strategy 2.4: Negotiate with the Olivenhain Municipal Water District for joint development of regional park facilities on the 120-acre parcel of land, immediately south of the San Marcos County Landfill site, owned by the Bureau of Land Management.

Implementing Strategy 2.5: Negotiate with the Bureau of Land Management and the County of San Diego for development of a regional park in the south fork of Gopher Canyon.

Implementing Strategy 2.6: Negotiate with utility companies for recreational use, including trails, along easements within the city.

Implementing Strategy 2.7: Coordinate with San Marcos State University to ensure integration of trail linkages into campus development plans.

## **GOAL 2 TRAILS:**

To plan for, implement, and maintain a city-wide network of trails for bicycle, pedestrian, and equestrian use.

### **Policy 3:**

Negotiate for and implement an integrated system of pedestrian paths, hiking trails, bicycle trails and bike lanes, and equestrian trails serving both recreational and nonvehicular circulation needs within the city.

Implementing Strategy 3.1: Prepare a detailed trails master plan detailing a complete network of trails and other routes for pedestrian, bicycle, and equestrian use throughout the city and linking to the surrounding area.

Implementing Strategy 3.2: Liaise with relevant community and special interest groups to ensure development of a trails system meeting community needs.

Implementing Strategy 3.3: Ensure that development projects in the city comply with the requirements of the trails master plan.

Implementing Strategy 3.4: Negotiate with appropriate utility companies and other agencies for the implementation of trail linkages along utility right-of-ways and easements.

Implementing Strategy 3.5: Prepare and make available at public information outlets, a plan showing the city's trail network.

### **Policy 4:**

Plan for and implement special trail opportunities in addition to but linked with the wider trail network.

Implementing Strategy 4.1: Coordinate with the Waterways Task Force and other appropriate agencies to ensure development of a trail linkage alongside San Marcos Creek.

Implementing Strategy 4.2: Coordinate with appropriate agencies to implement a trail linkage within the AT & SF railroad right-of-way.

Implementing Strategy 4.3: Negotiate and implement the development of a trail linkage from the existing AT & SF railroad corridor to the proposed San Marcos State University campus in conjunction with any development of a branch line rail linkage to the campus.

Implementing Strategy 4.4: Liaise with the San Marcos Historic Society to investigate the potential for establishment of a programmatic trail linking significant historic sites in the city.

### **Policy 5:**

In collaboration with appropriate authorities plan for trail linkages between San Marcos and the surrounding region.

Implementing Strategy 5.1: Coordinate trails planning in San Marcos to ensure integration with the plans of adjacent jurisdiction.

Implementing Strategy 5.2: Invite and coordinate with appropriate agencies to develop a regional trail link along the AT & SF railroad corridor from Escondido to Oceanside.

### **GOAL 3 COMMUNITY SERVICES:**

To provide for the operation of recreation and leisure programs, community centers, and day care facilities, where such programs and facilities are related to the overall parks and recreation plan.

#### **Policy 6:**

Plan for and implement the development of city wide serving and neighborhood community facilities including community centers, a museum, and central library.

Implementing Strategy 6.1: Prepare a phasing plan outlining the development schedule for social service facilities including but not limited to two major community centers, eight local community buildings, and a special social services complex.

Implementing Strategy 6.2: Identify and secure a site for the relocation of the "Red Barn" and implement its removal and reconstruction as required by construction of the city's civic center.

Implementing Strategy 6.3: Identify and develop a new museum facility to house the Historic Society exhibits and other appropriate museum uses including the possibility of a temporary exhibit space.

Implementing Strategy 6.4: Identify and develop appropriate facilities to accommodate a central public library for the city.

Implementing Strategy 6.5: Investigate and implement appropriate long-term community uses for Woods House including but not limited to use for the Historic Society Museum.

Implementing Strategy 6.6: Investigate potential community uses for Cox House and Jensen House.

Implementing Strategy 6.7: Investigate and implement as appropriate the location of childcare facilities close to major transportation nodes.

#### **Policy 7:**

Operate and make available to the public recreation and leisure programs serving the needs of all sections of the city's population.

Implementing Strategy 7.1: Operate a range of recreational, educational, cultural, and leisure programs on a year round basis, charging registration fees to cover operating costs.

Implementing Strategy 7.2: Coordinate with Palomar College, the San Marcos School District, San Marcos State University, and other agencies as appropriate to extend the range of programs available to the public.



Implementing Strategy 7.3: Publicize the available programs seasonally in a "community services" brochure mailed to the city's residents and made available at public information outlets. Major developments in the parks system could also be advertized through this brochure.

#### **GOAL 4 FINANCING AND IMPLEMENTATION:**

To establish equitable and realistic methods of financing and implementation of acquisition, development, operation, and maintenance of parks and recreation opportunities.

##### **Policy 8:**

Identify and utilize all possible equitable and realistic methods to acquire and finance the development of parks and recreation opportunities.

Implementing Strategy 8.1: Utilize Quimby Act dedications and in-lieu fees to acquire and fund local parks facilities; review and revise Quimby Act in-lieu fees annually.

Implementing Strategy 8.2: Investigate the use of, and implement as appropriate, Mello-Roos community facilities districts and benefit assessment districts to fund acquisition, development, operation, and maintenance of local park facilities.

Implementing Strategy 8.3: Make allowance for and utilize a proportion of the public facilities fees collected from new developments for park acquisition and development.

Implementing Strategy 8.4: Establish a new industrial/commercial recreation fee to allow collection of recreation impact fees from new developments not covered by the existing public facilities fee, such fees to be used exclusively for the development of recreation facilities available from the workplace.

Implementing Strategy 8.5: Charge user fees as appropriate for city-owned and operated facilities and programs, charging higher rates to nonresidents.

Implementing Strategy 8.6: Review the level of user fees for recreational facilities annually and revise as appropriate.

Implementing Strategy 8.7: Where appropriate, operate recreation opportunities on concession or land lease basis, revenues to be used primarily for facility maintenance.

Implementing Strategy 8.8: Solicit donations to assist in financing of parks and recreation facilities and programs from private individuals, nonprofit organizations, and local business interests.

Implementing Strategy 8.9: Identify and implement opportunities for direct citizen investment in park facilities through sponsorship programs such as "buy-a-brick" or "plant-a-tree," etc.

Implementing Strategy 8.10: Establish and coordinate a program for volunteer help in operating community programs and developing park facilities.

Implementing Strategy 8.11: Permit the development of private recreational facilities as appropriate but do not allow their provision as credit against the requirements for new developments to dedicate land or pay fees towards public parks and other recreational open space.

**Policy 9:**

Prepare and implement cost effective methods of operation and maintenance for neighborhood and community parks, trails, community services facilities and equipment, city-owned historic structures, and regional parks.

Implementing Strategy 9.1: Analyze and evaluate comparative efficiency and quality of in-house maintenance and private contracted-out maintenance and develop a maintenance system using the combination of public and private labor which most closely meets the needs of the city.

Implementing Strategy 9.2: Monitor maintenance operations on a regular basis to ensure continued efficient use of maintenance budget and quality control.

Implementing Strategy 9.3: Where appropriate negotiate shared responsibility for financing of parks and recreation facilities operation and maintenance.

Implementing Strategy 9.4: Analyze cost effectiveness of implementation and operation of joint-use cogeneration heating plants where two or more major community facilities are sited in close proximity.

Implementing Strategy 9.5: Minimize operating costs through implementation of energy efficient technology and water conserving strategies.

Implementing Strategy 9.6: Prepare and make available at public information outlets, a plan indicating public park and recreation facilities.

Implementing Strategy 9.7: Develop and implement a unified signage system clearly identifying the location of public parks and recreation facilities in the city.

**Policy 10:**

Establish and operate an ongoing monitoring program to ensure the goals and policies of the city's parks and recreation planning are achieved in a timely and cost effective manner.

Implementing Strategy 10.1: Monitor usage of public recreation facilities and programs to ensure appropriate and adequate provision of a range of recreation opportunities.

Implementing Strategy 10.2: Monitor provision of public recreation opportunities to ensure the standards of the parks master plan are being achieved.

Implementing Strategy 10.3: Monitor development proposals which could impact proposed park and recreation facility sites; appropriately sized sites for parks and trails should be identified and acquired or reserved in advance of need to ensure the proper placement and timely installation of such facilities.

Implementing Strategy 10.4: Evaluate annually available funding against projected park development phasing plans and make recommendations for adjustment to the city's capital improvement budget as appropriate.

Implementing Strategy 10.5: Implement ongoing monitoring of funding opportunities from federal, state, and local agencies.

## **GOAL 5 REGIONAL PARKS PROVISION:**

To plan for, implement, and maintain, both independently and in collaboration with other land use authorities, a system of parks providing informal recreation opportunities for San Marcos and the surrounding region.

### **Policy 11:**

Identify appropriate sites and acquisition, development, and maintenance strategies for regional parks both within San Marcos and in the surrounding area.

Implementing Strategy 11.1: Include regional parks in the city parks master plan and identify appropriate financing mechanisms and phasing.

Implementing Strategy 11.2: Negotiate with surrounding jurisdictions for sharing the development costs of park facilities serving the entire region.

Implementing Strategy 11.3: Negotiate with appropriate state agencies and organizations for the establishment, operation, and maintenance of regional parks.

## **GOAL 6 CONSERVATION:**

To integrate where appropriate the location and operation of parks and recreation resources with the conservation goals of the city.

### **Policy 12:**

When consistent with recreation needs, locate and develop park sites to further the protection of environmental resources in the city.

Implementing Strategy 12.1: Correlate the search for appropriate passive park sites with the distribution of environmental resources in the city.

Implementing Strategy 12.2: Realize the aesthetic and educational potential of the city's environmental resources.

Implementing Strategy 12.3: With due regard to the sensitivity of riparian vegetation, utilize water courses for the location of trails.

Implementing Strategy 12.4: Align trails along the city's ridgelines wherever access and development patterns permit.

### **Policy 13:**

Manage and conserve domestic water resources by minimizing water usage and waste in order to ensure an adequate water supply for existing and future parks and other recreational open space.

Implementing Strategy 13.1: Wherever possible, require the use of drought-tolerant plants or native plants for landscaping.

Implementing Strategy 13.2: Monitor the development of low water use turf species/mixes and use to replace conventional turf where appropriate.



Implementing Strategy 13.3: Where not already in effect, pursue an amendment to the Groundwater Basin Plan so as to allow the use of reclaimed water for irrigation on all city parks and recreational open space.

Implementing Strategy 13.4: Liaise closely with the Vallecitos Water District and other appropriate authorities to ensure adequate future supplies of reclaimed water for irrigation purposes.

Implementing Strategy 13.5: Install an irrigation system which maximizes the use of reclaimed water in all city parks and recreational open space.

Implementing Strategy 13.6: Monitor irrigation rates so as to minimize wastage of water through excessive irrigation.

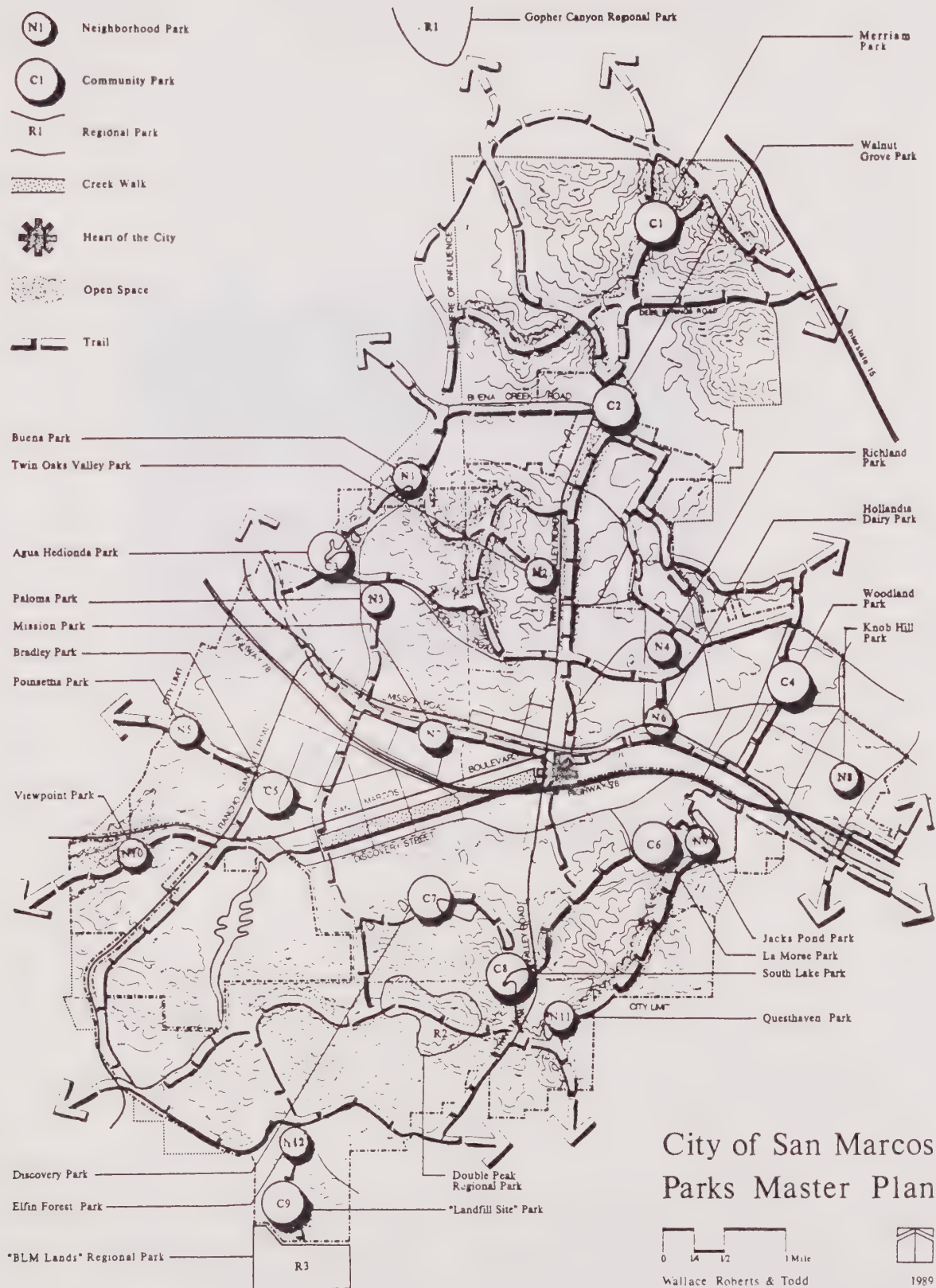
Implementing Strategy 13.7: Investigate the availability of well-pumped groundwater and use as appropriate for irrigation and surface water features within parks and other recreational open space.

Implementing Strategy 13.8: Require all new major developments in the city to install dual irrigation pipe systems so as to permit the utilization of reclaimed water as soon as possible.

Implementing Strategy 13.9: Research and implement as appropriate up-to-date developments in water conserving technology.

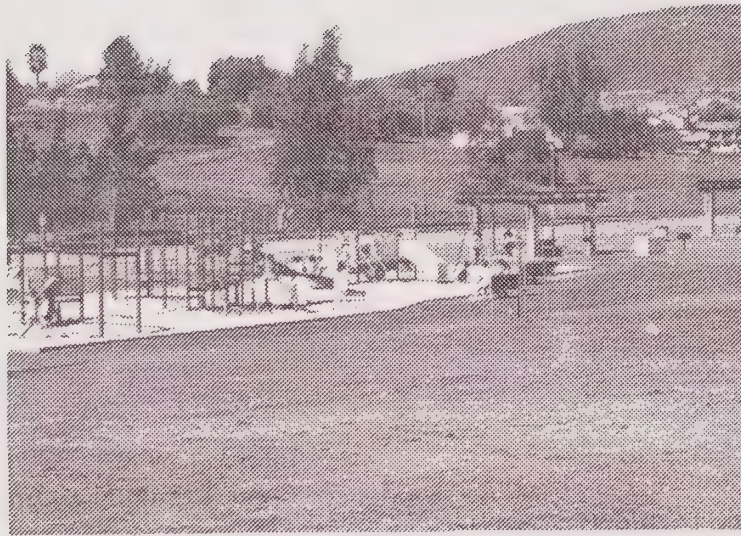
Implementing Strategy 13.10: Monitor irrigation water use through the use of separate water sub-meter for irrigation.

## CONCEPT PLAN









# City of San Marcos Parks Master Plan

*Wallace Roberts & Todd*

*Economics Research Associates*





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**City of San Marcos**

**PARKS MASTER PLAN**

**1990**

**Prepared for:**

**San Marcos Planning Division  
Community Services Department**

**Prepared by:**

**Wallace Roberts & Todd  
Economic Research Associates**

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# 1.0 INTRODUCTION

The Parks Master Plan presents a vision of the parks and recreational future for the City of San Marcos. It is the culmination of a planning and design process which has involved the city's residents, planning and community services staff, and the project's consultants in a collaborative venture to provide a plan which will meet needs both now and in the future.

This report is divided into three chapters. In the first, "The Concept," the project and its origins are introduced and the principal elements of the plan are identified forming, in effect, an "executive summary." The second chapter, "The Context," presents in detail the background data and analysis from which the final plan was developed. The final chapter, "The Plan," fully describes the Master Plan concept, the program and plan developed for individual park sites, the development of the trails system, and the strategies developed to implement the goals of the project.

## 1.1 The Project's Origins

The City of San Marcos is located in the northwestern section of San Diego County, 30 miles north of the City of San Diego and 12 miles east of the Pacific Ocean (see Figure 1). Although laid out in 1880, the city was not incorporated until 1963, and it was not until around 1970 that rapid growth in commercial, industrial, and in particular, residential land use began to radically change the face of the city from its traditional agricultural economic base and rural character. In 1970 the population was just 3,896. Currently the city has a population of around 33,000 and a buildout projection of around 110,000, anticipated in the year 2005.



Figure 1

As a keystone in its management of this change, the City completed comprehensive revisions to its General Plan in 1987. Part of that revision process included a review of growth-related issues by a City Council appointed Growth Management Task Force. Summarizing information gathered from city staff, the San Marcos Unified School District, and from a series of community meetings, the Task Force's Final Report identified seven main areas of concern covering residential densities, circulation, flood control, design quality, public facilities provision, public parks, and land use transitions. Two of these issues, public facilities and public parks, pertain directly to the development of the Parks Master Plan.

A general concern throughout the city's population over the inadequate level of public parks provision is reflected in a Task Force recommendation arising from one of those two issues:

"The City should provide additional public park space for passive and active recreation activities serving the entire community. The community position on this issue is that there are not enough City owned parks and that the City should increase the number of public parks and try to improve their distribution in the City. Improved distribution, it was felt, would give better access to more residents."

The second recommendation relevant to the Parks Master Plan suggests that:

"The City should ensure that public facilities necessary to serve development are in place prior to or concurrent with development. The residents wanted the City to take a much wider view of public improvements in order to ensure that area wide impacts of development are being properly mitigated and that those facilities are in place before the completion of projects having to use them."

A multiplicity of concerns, therefore, lead to the commencement of the Parks Master Plan project: concern over the loss of rural character; perception of inadequate parks and open space provision; and the need for public facilities to be put in place before or concurrent with new development.

## **1.2 The Process**

In August 1988 the City of San Marcos City Council directed the Developmental Services Department to prepare a citywide Park Master Plan and a Parks and Recreation Element for the General Plan. The project involved a process including survey and analysis, integration with current planning, development of alternatives, extensive public input, and staff review and direction leading to the selection of a preferred concept plan. This concept was then developed to indicate the broad location and type of recreation facilities to be present in the city by buildout. Finally, an implementation plan was prepared outlining funding, acquisition, and phasing strategies designed to facilitate successful achievement of the plan's vision.



# CONCEPT PLAN

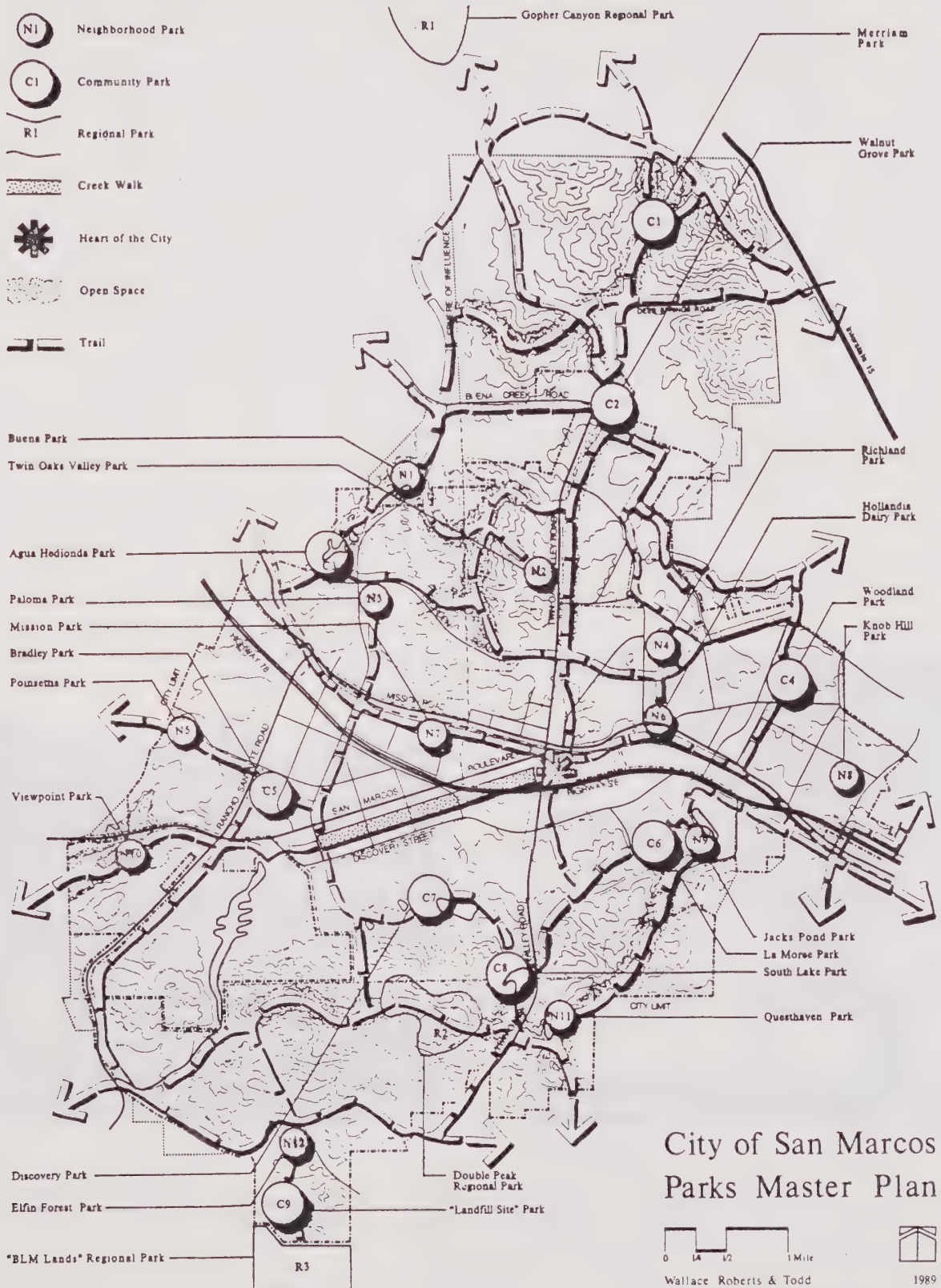


Figure 2





*The future park system utilizes existing natural and cultural resources in the city.*



## 2.0 THE CONCEPT

### 2.1 The Plan

The concept plan for the city's future park and recreation facilities (see Figure 2) is based on four main components:

- Neighborhood parks, totaling twelve at buildout, which will typically range from 5 to 20 acres intended to serve the local residential community;
- Community parks, totaling nine at buildout, which will range from 20 to 100 acres and will have a citywide catchment area in view of their special facilities, although they will also have facilities intended to serve the local area in the same manner as neighborhood parks;
- Regional parks, which might not be city operated, in excess of 100 acres and providing for relatively passive and informal recreation opportunities in a more natural setting; and
- A trail system which will form an interlinked network of non-vehicular circulation connecting major recreation nodes.

The plan also features an unspecified number of mini-parks, each approximately 1 acre in extent, the majority of which will be sited on the trail system forming, in effect, widenings in the trail corridor. Finally, the plan proposes a linear central park focused on San Marcos Creek and culminating at its eastern end in an "urban park". This will essentially be a hardscaped plaza forming a central gathering point as a component of the city's new civic center complex, which will include elements with a strong cultural focus.

In addition to the parks and trails which are to be held in public ownership, the plan indicates areas of open space which will remain in private ownership but be subject to easements or similar agreements restricting future development. These areas, predominantly along the city's primary ridgelines and often accommodating a trail, will provide considerable visual amenity to the city as increasing development impacts upon San Marcos's present rural character.

The distribution of parks, trails, and open space in the plan reflects a twofold planning approach. On the one hand, an analysis was made of the special characteristics of the city's landscape to determine areas where open space and park uses were most suitable. This was complemented by a needs analysis projecting the distribution of population in the city at buildout and eliciting the community's recreation desires. The final plan thus reflects a philosophy of synthesizing "landscape" and "social" needs.

### 2.2 Primary Goals

The aim of the Parks Master Plan, of providing recreation opportunities for the city from the present to buildout and beyond, is summarized in six primary goals.

#### Goal 1: Local Parks Provision

To plan for, acquire, develop, and maintain a system of local parks and recreation facilities which meet the needs of the residents of San Marcos.

## Goal 2: Trails

To plan for, implement, and maintain a citywide network of trails for bicycle, pedestrian, and equestrian use.

## Goal 3: Community Services

To provide for the operation of recreation and leisure programs, community centers, and day care facilities, where such programs and facilities are related to the overall parks and recreation plan.

## Goal 4: Financing and Implementation:

To establish equitable and realistic methods of financing acquisition, development, operation, and maintenance of parks and recreation facilities.

## Goal 5: Regional Parks Provision

To plan for, implement and maintain, both independently and in collaboration with other land use authorities, a system of parks providing informal recreation opportunities for San Marcos and the surrounding region.

## Goal 6: Conservation

To integrate where appropriate the location and operation of parks and recreational resources with the conservation goals of the City.

## 2.3 Principal Implementation Strategies

An essential component of the project was the development of strategies which the City could employ in order to achieve the goals of the Master Plan. The principal implementation recommendations deal with phasing, monitoring, acquisition, and funding:

- . Existing facilities in the city do not meet the population standards required to achieve the parks and recreation goals at buildout; to get in line with the population standards, the City will need to make a short-term extra investment in its park system;
- . To facilitate this short-term catch-up effort it is recommended that the city's planning, including its capital improvements budget, include acquisition and development of the 57-acre Discovery Park, an essentially passive community park including unimproved natural areas as well as some special recreation opportunities such as a model railroad;
- . Additional local parkland acreage, especially of active recreation sites, should also be reflected in the capital improvement budget in order to bring the city's total local parks acreage within the 5 acres per thousand population standard by the year 1995. Because of the possibility of alternative development proposals it is recommended that new acreage should include park sites in the more built out areas of the city including the Bradley Park extension, Mission Park, Richland Park, and Hollandia Dairy Park;
- . For these catch-up measures to be sufficient it is also assumed that the remaining undeveloped acres at Walnut Grove and Bradley Parks will be improved, and that the Paloma and La Moree Parks will be developed:

Once the City has achieved the catch-up and parks facilities are in line with the new standards, parks and recreation facilities should be phased to grow in accordance with the rate of population growth, with park acreage keeping pace with appropriate population thresholds;

The City should conduct regular monitoring of the parks system to ensure that sufficient facilities are in place and planned for; that the system as a whole maintains a balance between active and passive parks and between neighborhood, community, and regional facilities; and that action is taken to secure parks and trails needs where land is under development pressure. All development proposals should be reviewed by the City or an appointed consultant for consistency with the Master Plan;

To facilitate the realization of a citywide trails network the City should prepare a trails and greenbelt linkages implementation plan documenting proposed open space corridors and non-vehicular circulation. The document should identify key linkages to be phased in the short term, and clear financial and implementational framework for achievement of the entire network. The trails implementation plan should be adopted and acted upon.

The primary methods identified for acquiring and financing park facilities are development agreements, Quimby Act park land dedication or in-lieu fees, Mello-Roos community facilities districts, benefit assessment districts, public facility fees, and general funds.

Development agreements are the primary method of acquiring park land and facilities in areas where major subdivisions are proposed.

Quimby Act park land dedication and in-lieu fees is a major source of park land and park facility acquisition and financing. This method only applies to residential subdivisions.

Mello-Roos community facilities districts are most applicable for proposed new communities, and may fund maintenance as well as park development costs.

Benefit assessment districts may be established in older communities as well as new communities, although a benefit to property owners must be demonstrated. Benefit assessment districts may be established for park facility development and/or maintenance.

Public facility fees will be collected from proposed residential projects, and revenues may be used for parks facilities, although they are used for other facilities as well. The City may extend these fees to commercial and industrial development to provide park facilities for employees.

General funds will be the major source of funding park facilities in built-out neighborhoods and overall park maintenance.



# LANDSCAPE CHARACTERISTICS

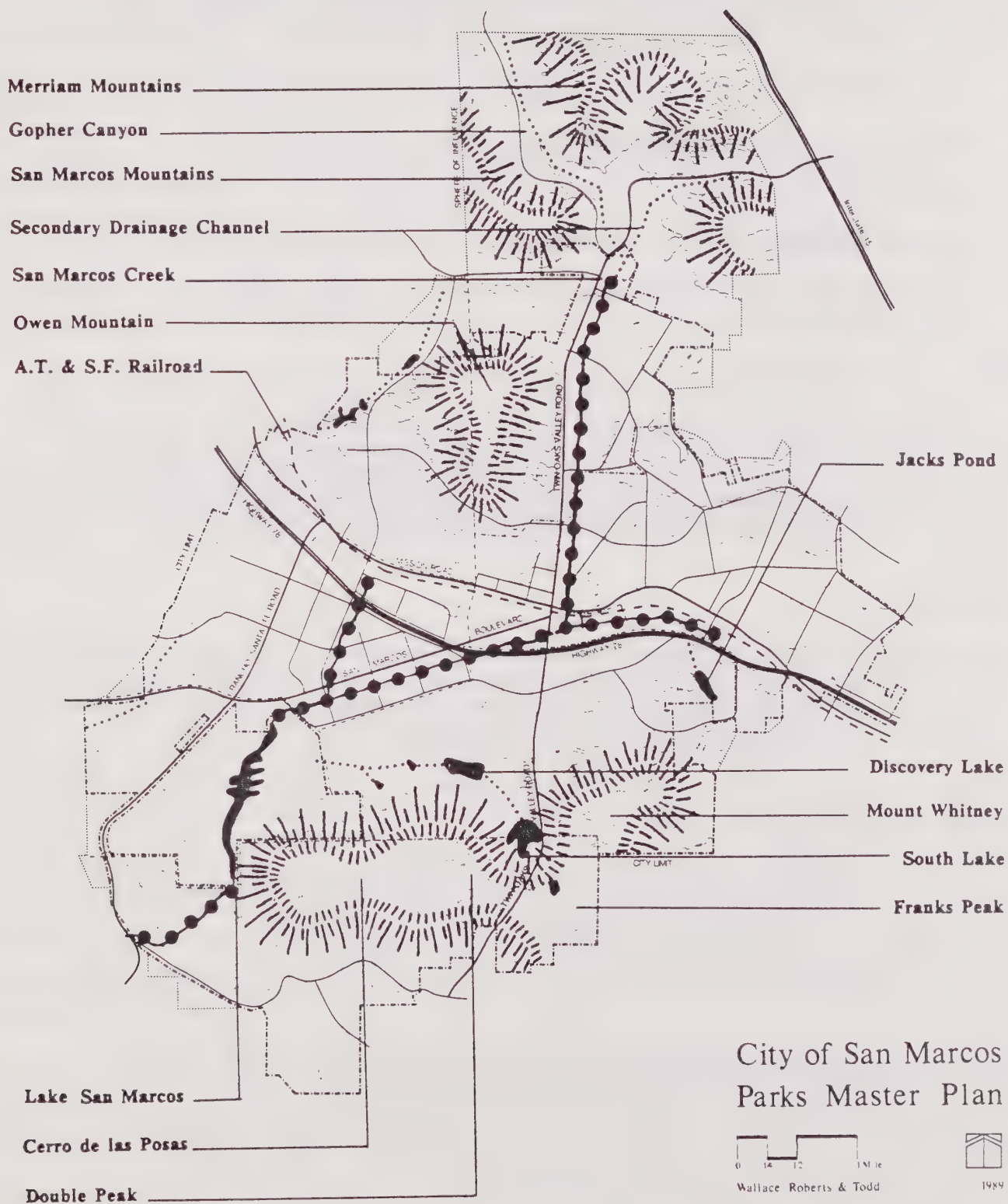


Figure 3

## 3.0 SURVEY/ANALYSIS

The first stages of the project involved collection of reports and survey work to establish a data base. This information was analyzed to elicit and articulate issues pertaining to parks and recreation provision. Four major categories of data were involved:

- . Environmental resources, which were subjected to a suitability analysis;
- . Demographics, planning and development context;
- . Existing parks and recreation facilities and proposals; and
- . Existing financing.

### 3.1 Environmental Resources

#### *Climate*

Located approximately 12 miles inland from the Pacific coast, San Marcos falls within the "Mediterranean, hot summer" climatic zone. Annual rainfall averages around 11 inches and is generally limited to the November - April rainy season. Average summer high temperatures range in the mid to upper 80's (°F) and average winter low temperatures fall just below 40 (°F). The dry, mild climate, therefore, is conducive to year round outdoor living and recreation.

#### *Geology and Relief*

The bedrock found in the City of San Marcos includes sedimentary rocks, igneous rocks, and metamorphosed rocks of both sedimentary and igneous origin. The distribution of these rock types and their differential susceptibility to weathering and erosion both reflect and have helped shape the dramatic and picturesque relief of the city.

The most prominent land forms in the city are its mountains and ridgelines which visually and physically define development patterns: the Merriam Mountains and San Marcos Mountains to the north; Cerro de las Posas, Double Peak, Franks Peak, and Mount Whitney to the south; and Owen Mountain which straddles the Twin Oaks Valley and College Area neighborhoods. In addition to these primary ridgelines and mountains, the city also contains numerous secondary ridges and knolls which give definition to the valley floor. (See Figure 3, "Landscape Characteristics") The mountains and ridges are comprised largely of more resistant metamorphic and igneous rocks although their flanks to the northeast and southwest feature sedimentary deposits.

The dividing valleys and streambeds contain unconsolidated alluvium/colluvium deposits containing sand, silt, clay, and gravel derived from surrounding bedrock. Of specific interest is the occurrence of San Marcos Gabbro, a unique black granite found only in the San Marcos Merriam Mountains. In addition to its intrinsic value, during the weathering process, the granite becomes iron rich; the resultant soils supports rare plant species. (Ref: San Marcos General Plan. pp. D-5 to D-8.)

#### *Hydrology/Flood Control*

The entirety of the city falls within the Carlsbad Hydrographic Unit which contains four main waterways. The majority of the land in San Marcos falls within the watershed of San Marcos

Creek, one of these four main streams. This creek and its tributaries flow in a general southwest direction through the city, exiting at the boundary with Carlsbad from where it flows via the Batiquitos Lagoon to the ocean. Figure 3 "Landscape Characteristics" shows the distribution of streams throughout the city. Because of their linear character and amenity value, these represent a particular opportunity in the establishment of an integrated trail and open space system.

In 1979 the City adopted the San Marcos Creek Specific Plan which contained measures to mitigate flood hazards including:

- . The development of a trapezoidal concrete channel west of the intersection of Richland Road and Mission Road,
- . Development of a concrete box culvert at Bougher Road and Rock Springs Road,
- . Construction of a concrete channel between the industrial and multifamily designated areas of the Richmar neighborhood, and
- . Establishment of an environmental channel in the Twin Oaks Valley neighborhood and through the proposed industrial development in the Questhaven/La Costa Meadows community.

The San Marcos Creek is one of the most significant natural resources with positive potential for the open space/trails system in the city. The nature of its treatment could have a dramatic impact on the quality of the overall system. (Ref: San Marcos General Plan, pp. D-13 - 14, E-2.)

### *Soils*

Although many of the soils in San Marcos are considered of poor quality with adverse effects on development potential, their distribution does not seem to have influenced either past or projected development patterns in the city. As the difference between the various soil associates will not significantly impact the intrinsic suitability of the land for parks/open space development, the distribution pattern of soils through the city is not considered of relevance to the Parks Master Plan.

### *Habitat*

There are four major vegetation communities/habitats found in San Marcos. In order of extent, these are: Mixed Chaparral, Coastal Sage Scrub, Grassland, and Riparian Woodland. Additionally there are limited areas of Southern Oak Woodland.

Of these the Riparian/Riparian Woodland (including the Southern Oak Woodland), and the Grassland are considered the most sensitive.

The riparian habitat types have high wildlife value and are generally declining in extent throughout the State of California. This habitat type covers about 328 acres or approximately 1.7 percent of the land area of San Marcos and are dominated by willows and mulefat, with scattered cottonwoods and sycamores.

The Grassland type covers about 1,698 acres or 8.8 percent of San Marcos's total land area. Many species which use the Grassland areas appear on local, state, and/or federal lists of species of special concern, including Golden Eagle habitat in the Merriam Mountain. Contained within the Grasslands of the Business/Industrial District are 275 acres of highly sensitive vernal pool habitats, protected by state and federal mandates.



The mixed chaparral is considered of moderate sensitivity. Occupying 3,566 acres or 18.6 percent of the city's land area, the chaparral supports a variety of sensitive plant species and associated wildlife.

Of all the natural vegetation types, the Coastal Sage Scrub is considered the least sensitive. Nevertheless, these areas also contain rare and endangered species. There are 2,927 acres of Coastal Sage Scrub, comprising 15.2 percent of the city's land area.

All of the natural habitat represents land for which open space use of varying recreational intensity would form a positive land use designation for the future.

### *Surface Water Bodies*

Within the city and its sphere of influence, are a number of surface water bodies, the main four being Lake San Marcos, South Lake Reservoir, Thibodo Lake, and Jacks Pond. There are also smaller lakes in the northwest portion of the College Area and in the Barham area downstream of Thibodo Lake. Their locations are indicated on Figure 3, "Landscape Characteristics."

The largest is Lake San Marcos, which is privately owned and operated and serves both as an irrigation reservoir and a scenic/recreational resource. South Lake Reservoir was built in 1956 as a water storage reservoir. It has a storage capacity of 73.3 million gallons and an approximate surface area of 30 acres. South Lake is the subject of proposals for a new park and recreation area. Thibodo Lake is located downstream of South Lake Reservoir (is partly intended to serve as a retention lake in the event of dam failure at South Lake) and is the focus of a new park which is scheduled for development in the near future. Jacks Pond, located in the Barham/Discovery Community, was built in the late 1930's as an irrigation pond. The pond provides the focus for a proposed neighborhood park.

### *Resource Conservation Areas*

There are four county-designated Resource Conservation Areas (RCA's) located in the city. Although there are no special legislative constraints on land use in these areas, they serve to reinforce the general understanding of the value of San Marcos' natural resources. (Further information on the RCA's may be found in the Conservation and Open Space Element of the San Marcos General Plan.) The RCA's often contain resources which will be held under open space which may be compatible with recreational use.

### *Historic, Archaeological, and Agricultural Resources*

In addition to its wide variety of natural resources, San Marcos is also host to a range of cultural resources. According to the Regional State Historic Preservation Office and the San Marcos Historical Museum, the city contains around 31 important historic sites. (Ref: San Marcos General Plan p. D-13.) The majority of these sites are historic houses built in the late nineteenth century and early twentieth century and which are privately owned and occupied. There are also three old schools, the oak by which Twin Oaks Valley gained its name, an 1889 post office, the restored church, and two cemeteries.

There are generally strong feelings about the need to preserve "The Barn" when development of the "Heart of the City" Specific Plan proceeds. (See "Red Barn Park" in Section 3.5.) Consensus suggests that an alternative location should be found to which the barn could be moved.

Woods House, located in Woodland Park, was deeded to the city by the previous owner. There is a feeling that the intent of the "gift" is not being best met by the present use of the house, as a residence for an onsite park caretaker and that the building could instead be opened up for a more general community use. It might also be possible to combine both a caretaker and more public role for the structure.

Two old houses, the Cox House and Jensen House, could both be available on the market at this time and there might be some merit in the idea of purchase or development agreement in order to move these structures to a new site. The Cox House is in poor condition and subject to certain future use restrictions and thus purchase might be viable. It seems to have potential for use as a rentable space for functions such as wedding receptions, parties, etc. which could increase the viability of purchase and moving. Jensen House was recently bought by a group who are interested in redeveloping the site. Conditional approval for the development calls for relocation and adaptive use of the house within the city. (Readaptive use would be a private, not public, commitment.)

The Richland School, built in 1889, has been well maintained by its present owner who is currently developing a specific plan for the Hollandia Dairy and surrounding land holdings. Set up on a knoll, this building is highly visible from the road beside it and from State Route 78. Careful attention should be given to the aesthetics of any development or adaptive use proposals in order to ensure that the building's "community" value is not reduced.

There have been 84 archaeological sites identified within the city. Their location may not be published so as to preclude vandalism or exploitation, but their locations will be taken into account in the Parks Master Plan as appropriate.

The city has a long tradition of agricultural activity which contributes to its sense of identity. Currently over 3,240 acres of agricultural land support orchard and field crop production. The continued role of agriculture in the city will most likely be determined primarily by economic criteria. However, as long as such uses persist, they will contribute to a general perception of open space although they do not afford public access.

### 3.2 Suitability Analysis

Figure 4 shows a composite analysis of the environmental conditions in San Marcos, indicating those areas where open space usage is most required to protect the city's natural resources. This distribution pattern offers a significant opportunity: parkland can be located within the broader open space context both serving to contribute to the protection of natural resources and also deriving aesthetic benefit from those same resources.

The analysis was developed by ascribing a value to the following environmental conditions:

<u>Condition</u>	<u>Value</u>
< 25 percent slope	2
15 - 25 slope	1
Riparian/Riparian Woodland	2
Grassland	2
Mixed Chaparral	1
Coastal Sage Scrub	1
100-year floodplain	2

# SUITABILITY ANALYSIS

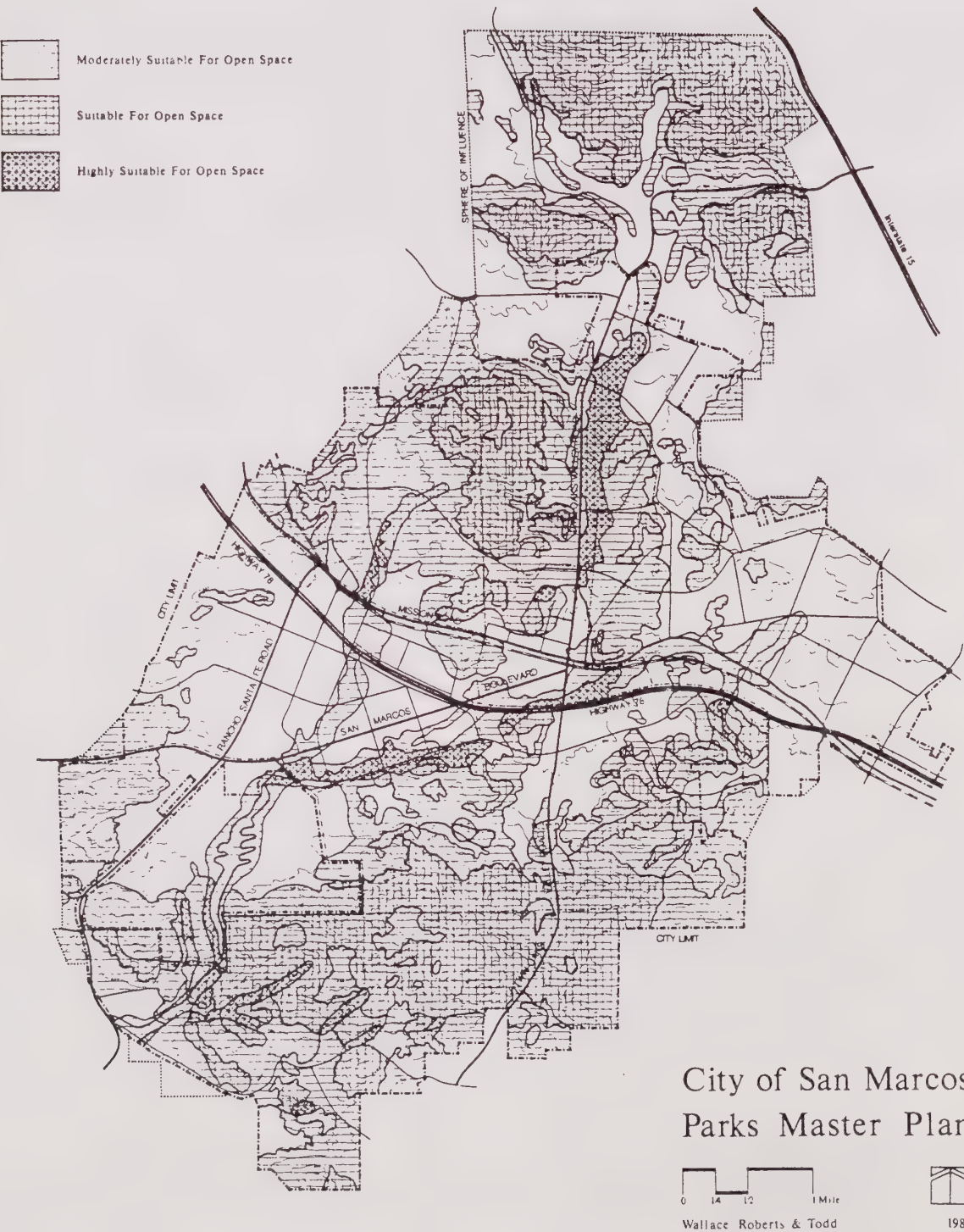


Figure 4



Where two or more conditions overlapped, their values were added together.

The Suitability Plan indicates three categories which correlate to the added values:

<u>Category</u>	<u>Added Value</u>
Highly suitable for open space	4+
Suitable for open space	3
Moderately suitable for open space	1 - 2

### 3.3 Demographic Characteristics

#### *Population Growth*

In line with nearly all North San Diego County communities, San Marcos has experienced rapid growth in the past two decades, a trend which will continue for some time to come. A 1970 population of 3,500 has swelled to an estimated current population of around 33,000. Planning for the parks system has been based on the assumption of a buildout population of 110,000 residents reached by the year 2005. These figures have been drawn from the City's planning for public facilities financing.

#### *Population Age Structure*

Figure 6 shows the total population numbers and percentage breakdown by age. San Marcos has displayed relative stability in its population age structure; in spite of its rapid growth, the percentages of total population of each age group did not change dramatically between the 1970 and 1980 U.S. Census.

The opening of the new California State University campus will bring a major change to demographic patterns in San Marcos. The Demographic/Market Analysis for the new campus recommends that CSU plan for an enrollment of between 15,000 and 21,000 by the year 2010. However, this projected influx of new residents in a sense forms a special discrete entity and planning for their needs will similarly be considered separately for the development of the Parks Master Plan.

#### *Household Income*

The population of San Marcos has a fairly high level of income with a median household income somewhat above the county median. (The 1980 Census indicates a San Marcos median household income of \$18,215 compared to a county median of \$17,107.) In spite of this, the 1980 U.S. Census indicates that 7.1 percent of households in the city fall below the poverty level threshold. While the majority of the population can probably afford either private recreation provision or a user fee structure for public recreation, there is clearly a section of the population for whom free recreation will be an important amenity. The 1980 Census also shows that the Lake San Marcos and Richland neighborhoods had the highest median household incomes but, generally speaking, the percentages of very low, low, moderate, and upper household incomes are fairly evenly spread throughout the city's eight planning neighborhoods.

## POPULATION GROWTH PROJECTIONS

Existing Population	1995 Population Projection	2005 Population Projection
33,000	58,600	110,000

Source: Wallace Roberts & Todd

Figure 5

## POPULATION AGE STRUCTURE

Age	1970		1980	
	Number	Percent	Number	Percent
0 - 4 (Preschool)	287	7.4	1,445	8.3
5 - 19 (School)	1,119	28.7	4,081	23.3
20 - 24 (College)	218	5.6	1,219	7.0
25 - 54 (Working)	1,258	32.3	6,391	36.6
55 - 59 (Early Retirement)	214	5.5	784	4.5
60 + (Retirement/Senior Citizen)	<u>800</u>	<u>20.5</u>	<u>3,559</u>	<u>20.4</u>
TOTAL	<u>3,896</u>	<u>100.0</u>	<u>17,479</u>	<u>100.0</u>

Source: U.S. Census

Figure 6

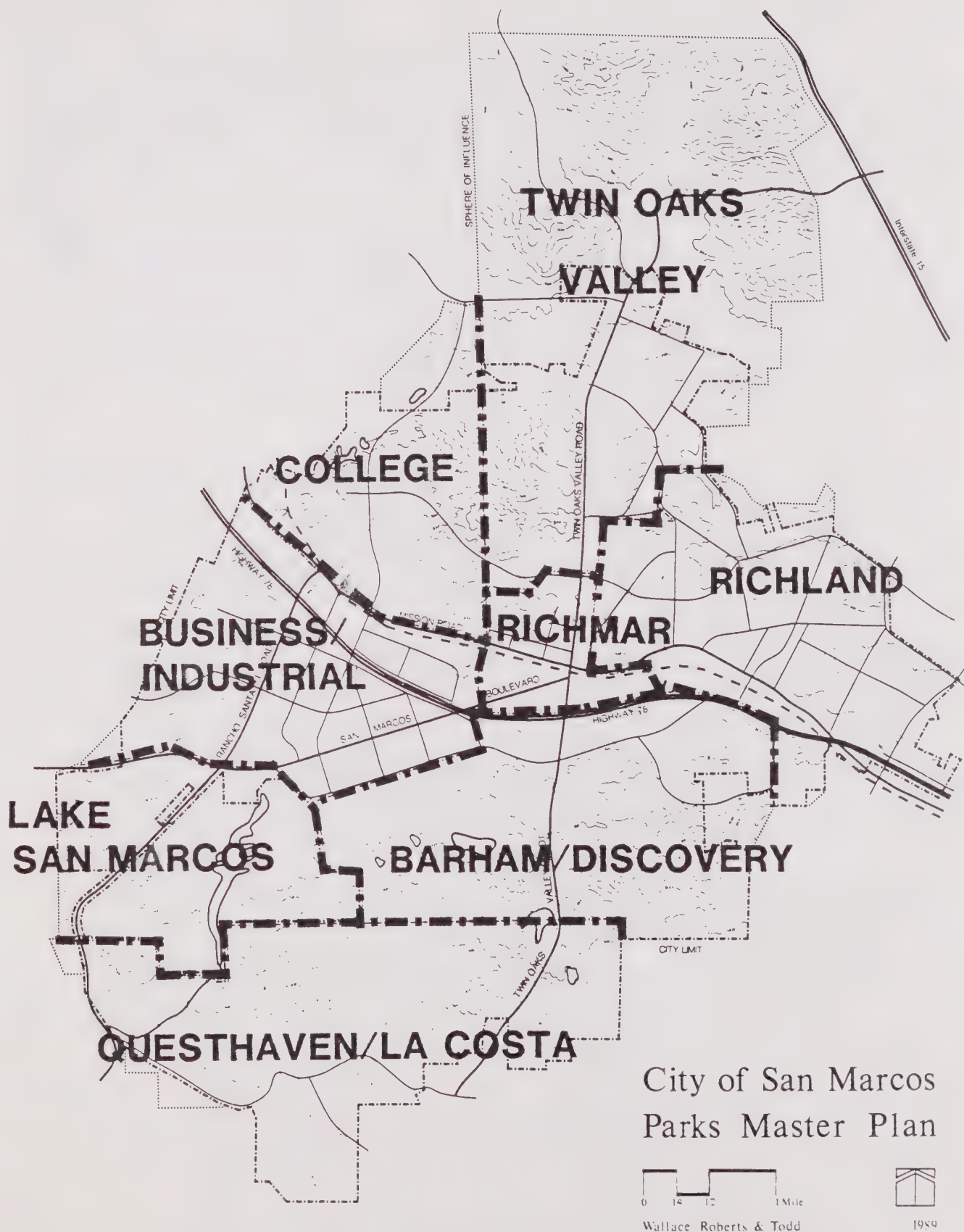


Figure 7



### 3.4 Planning and Development Context

#### *San Marcos General Plan*

In response to a rapid acceleration in development in recent years, the City completed extensive revisions to its general plan in 1987. The Plan contains: a Land Use Element, including citywide land use goals and policies followed by a plan for each of the city's eight communities (see Figure 7 City Communities); a Circulation Element; a Housing Element; a Conservation and Open Space Element, including a section on recreation; a Public Health, Safety, and Seismic Safety Element; and a Noise Element.

It is clearly most important for the Parks Master Plan to be consistent with the General Plan; it is the key document which governs the planning context within which the Parks Master Plan must operate. Furthermore, the Parks and Recreation Element is seen as the primary implementation tool for the Parks Master Plan, and it is a legal requirement that every element must be consistent with other general plan elements. The following section of this report summarizes the components of each of the existing elements which are pertinent to the development of the Parks Master Plan and the Parks and Recreation Element.

#### *Land Use Element*

The City Wide Land Use Element refers both to open space and park and recreation issues with stated objective to "...protect and enhance natural and cultural resources and promote recreational opportunities," and to "...encourage a wide diversity of parks, open space, recreational, and civic facilities to meet the needs of all segments of the population" (Ref: San Marcos General Plan, pp. A-1.0-6, A-1.0-7). Each separate community-related land use plan includes references to open space, parks, and recreation, and trails systems. Other related issues raised include drought tolerant species selection, water reclamation, resource conservation, buffer zones between land uses, aesthetics, private recreation scenic corridors, dedication and financing mechanisms, flood control, restrictions on development on hilltops and slopes, joint public recreation use of schools' sites, density averaging, and phasing of public facilities development.

In the most simple description, the General Plan indicates a pattern of low density residential in the northern and southern portions of the city sandwiching a denser core running east/west through the city centered on the industrial and commercial nodes along Route 78 and San Marcos Boulevard. (See Figure 8 Land Use Plan.)

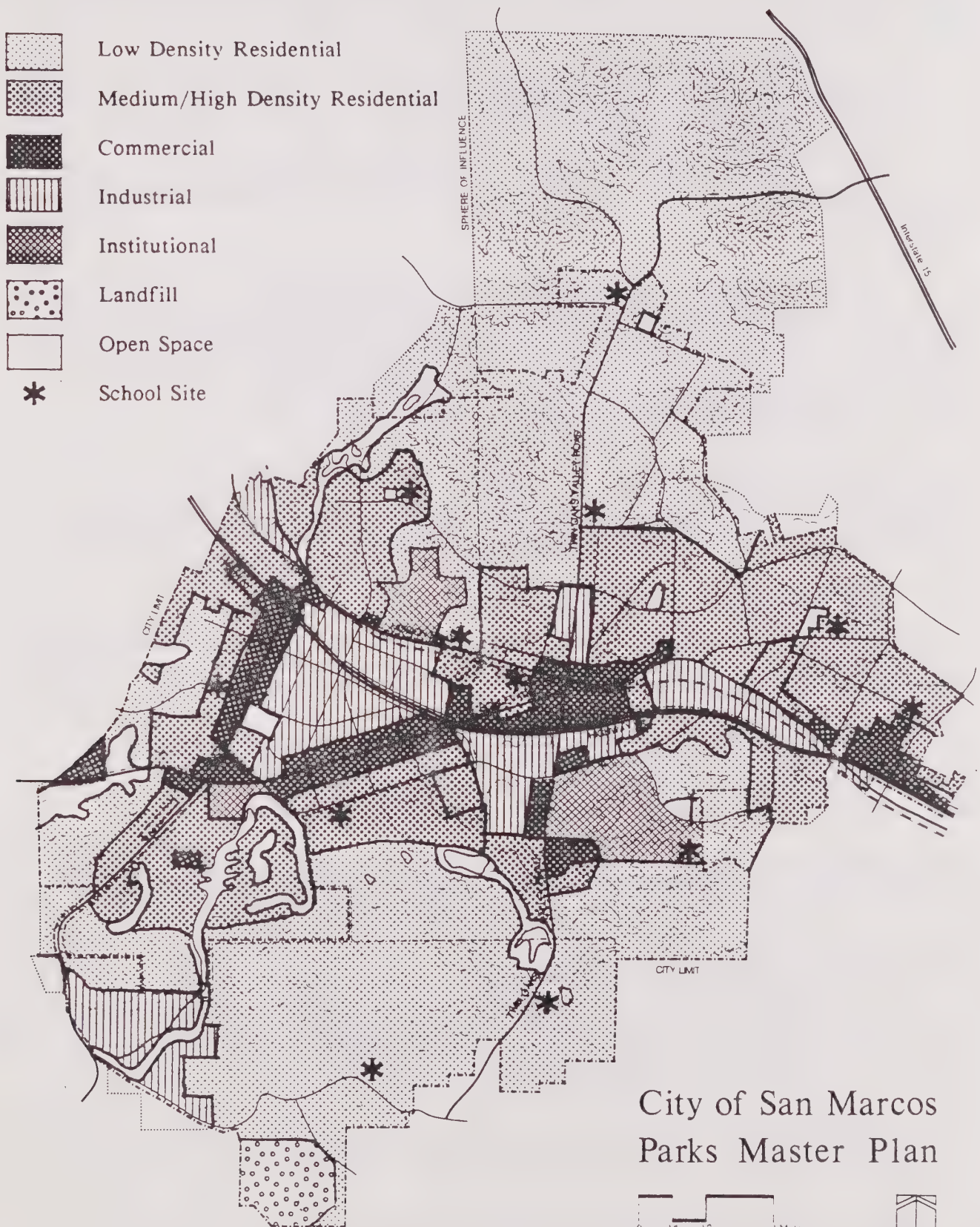
Within the overall picture of citywide development, each of the eight neighborhoods is predicted to have a slightly different peak development period. Figure 9 ranks the neighborhoods in chronological order of development peak.

Development Phasing	Neighborhood Peak Development Period	
1.	Lake San Marcos:	1963 - 1990
2.	Richland:	1969 - 1990
3.	College:	1965 - 1995
4.	Richmar:	1970 - 1995
5.	Business/Industrial:	1985 - 1995
6.	Barham/Discovery:	1983 - 2000
7.	Twin Oaks:	1977 - 2010
8.	Questhaven:	1990 - 2010

Source: City of San Marcos City Council Community Profile, 1987.

Figure 9

# LAND USE PLAN



City of San Marcos  
Parks Master Plan

0 1/4 1/2 1 Mile

Wallace Roberts & Todd



1989

Figure 8



As it is most difficult to retrofit an integrated open space/parks system, implementation should focus first on areas facing immediate development. Taking this analysis a step further the city may be divided into:

- . Areas already developed
- . Area under development or with permitted plans
- . Areas undergoing development negotiation
- . Areas yet to receive development proposals

Immediate attention should be given to these areas with plans in place but development yet to be completed.

#### *Circulation Element*

The main issue raised in the Circulation Element of relevance to the Parks Master Plan concerns the establishment of a comprehensive trails system to encourage pedestrian, bicycle, and equestrian use. Implementing strategies refer to selection of appropriate future trail locations, development of trail design standards, and acquisition/negotiation of right-of-ways, easements, and dedications.

The Element also refers to designation of local scenic roadways, including as an implementation strategy the requirement for "an open space easement of 50 feet from the ultimate width of the right-of-way along scenic routes, where feasible." Such an easement could offer opportunities for trails paralleling the carriageway.

#### *Conservation and Open Space Element*

The purpose of the Conservation and Open Space Element includes the identification of natural resources and open space areas, provision for the management of such environmental resources, and the promotion of outdoor recreation.

Specific issues relating to the Parks and Recreation Element raised include establishment of a trails system, coordination with the San Marcos School District for public access to school playgrounds, identification of the potential for a "linear park" along the railroad right-of-way, and possible afteruse of the San Marcos County Landfill.

The Element also identifies the requirement for Planned Residential Developments (PRD's) to set aside 40 percent of net acreage for common open space. (Ref: San Marcos General Plan p. D-7).

#### *"Heart of the City" Specific Plan*

The prospect of hosting a CSU campus prompted the City to reevaluate existing general plan land use designations in the vicinity of the university site. The "Heart of the City" plan addresses the campus area itself and in addition a proposed "Town Center" of mixed office, commercial and civic uses. Objectives of the plan include:

- . The establishment of an urban core and concentration of land uses with emphasis on pedestrian movement and mass transit, and the establishment of a central location for cultural facilities.
- . The provision of active and passive parks and recreational opportunities.



The following items of the plan are also of relevance to the Parks and Recreation Master Plan:

- . Low density residential designations in the plan (very low, estate, and single family densities) occur on steep slopes and units are intended to be clustered into "village" settings, with all development avoiding visual intrusion to highly visible slopes and ridgelines. This clustering approach should in theory facilitate the integration of a trail system along the open space corridors.
- . A floating school site designator has been applied near the intersection of Twin Oaks Valley Road and "H" Street for the reservation of a 10- to 15-acre elementary or junior high school.
- . The town center area includes both city-owned and private lots. Its central location makes it ideal as a community focal point and development possibilities include civic, cultural, transportation, and business uses, and a recreation center. Civil and cultural facilities should focus on a major central open space element possibly including a water feature.
- . A pedestrian link between the town center and campus should be provided; the plan suggests either parallel (or a single combined) pedestrian and commuter rail bridges crossing State Route 78.
- . A light rail system running from Oceanside to Escondido is currently being implemented and will include a station in the town center and branch down to the campus. Pedestrian links to stations and other mass transit facilities are essential.
- . The business park areas are to be of high design standard and include open space and pedestrian plazas throughout.
- . Campus design/layout emphasizes buildings on hillsides with open space and recreation elements located on the lower slopes.
- . A freeway park concept is to be applied to State Highway 78/Twin Oaks Valley Road focusing on their interchange.

#### *"Paloma" Specific Plan*

This plan, within the "College Area" of San Marcos, encompasses approximately 530 acres and includes 1,575 single family residential units, a neighborhood park, an elementary school site, and a fire station. The 10-acre school lot and 12-acre park combine to form the major land area users on a central 22-acre community services complex located at the southeast corner of the intersection of the proposed Borden and Las Posas Roads. In addition to the central park, five 1-acre mini parks are located in the scheme. Open space corridors, including trails, are to be maintained alongside these two roads. Trails are also proposed within the open space hillsides which form the majority of the open space areas.

A total of 212 acres (about 40 percent of the total acreage) are to be included in the open space category.

#### *"Twin Oaks Valley Ranch" Specific Plan*

Located in the southern portion of Twin Oaks Valley, this plan includes a residential community with an average density of 1.6 units per acre around a golf course occupying a total of around 675 acres. The golf course and proposed equestrian and pedestrian trails meet the plan's park dedication requirements. The San Marcos Creek runs through the western portion of the property and will be maintained as an open space corridor.

## *California State University*

In 1986, after carefully evaluating several properties in northern San Diego County, the California State University (CSU) Board of Trustees selected a site within San Marcos for a 304-acre upper division and graduate State University campus. The preliminary layout plans for the campus indicate the majority of the buildings clustered around the lower hillslope of the site with informal parkland on the hilltop and active sports provision such as baseball diamonds, soccer/football fields, tennis courts, and an athletic facility on the flat ground at the foot of the hillslopes.

### *"Quimby" Park Dedication Ordinance*

Chapter 19.40 of the San Marcos Municipal Code establishes the standards and requirements for park and recreation dedication and/or in-lieu fees. (The in-lieu fees have not been revised for many years and are probably lower than the market would dictate.) The section is modeled on a typical "Quimby" ordinance. The general standard set requires dedication of five acres of property for each one thousand persons residing within the city. This ordinance represents a major strategy whereby the City may continue to gain ownership of park facilities.

### *State Subdivision Map Act*

The State Subdivision Map Act allows the City to require payment of park fees or the dedication of park space in exchange for development approval. The City may also require a combination of fees and dedication, depending on its park needs. The precise details of a developer's park contribution are normally worked out through negotiations at the subdivision map stage. (Ref: San Marcos General Plan p. A-5.0-39.)

### *Public Facilities Ordinance*

Ordinance 88-799 (Chapter 20.12 Growth Management, of the San Marcos Municipal Code) establishes a public facilities approach to growth management which will allow the City to ensure that necessary public facilities and services will be available concurrent with the need for them. Parks and recreation facilities form one category of such provision. The ordinance establishes the requirement that "...all new development bear the cost of providing public facilities and services needed to manage the new development..."

### *Slope/Density Ordinance*

Added in 1978 as an amendment to the City's Zoning Ordinance, the slope/density breakdown establishes minimum lot sizes according to the percentage slope and zoning category. Minimum specified lot sizes vary from 6,000 square feet on slopes of 0 - 10 percent in the R-2 residence zone, to eight acres on slopes of 35 percent or greater in the A-1 and A-2 agricultural zones.

The slope/density ordinance may also be used as a basis for determining yield for an entire development property. The minimum lot size provisions then will not apply, the number of permitted developments being clustered leaving the remainder of the property as open space. this approach has, for example, been adopted in the "Heart of the City" Specific Plan.

### *Riparian Mitigation*

Some of the development and flood control measures being adopted in the city are resulting in the need for riparian mitigation at alternate locations. An independent study is currently being conducted to search for appropriate sites. (Ref: Michael Brandman & Associates 1988-1989.)



Coordination of these sites with the parks, open space, and trails systems of the city could offer many benefits both in terms of recreation and in the integration of mitigation sites into a much more extensive open space system.

### *Water Supply*

The future supply of water to San Diego County is a major regional issue. In 1980 the population of the County numbered 1,738,00. By the year 2000 a predicted population of 2,684,000 will have increased the demand for imported water by an average of 10,000-acre feet per year to around 650,000-acre feet. Depending on the water year, the amount of water available to the county (from the State Water Project and the Colorado River) could fall as low as 460,000-acre feet per year. (Ref: San Marcos General Plan, p. D-20)

Water reclamation will become ever more important as the years go by. Expanding irrigation of parkland in San Marcos's "Mediterranean" climate will involve the use of considerable quantities of water, a demand which could be met using reclaimed water if a supply were available. Such use would be consistent with the General Plan's Conservation and Open Space Implementing Strategy 15.3 which requires "...wastewater to be recycled and used for irrigation of open space and recreational and agricultural areas to the maximum extent possible."

The Vallecitos Water District holds reclaimed water in its Mahr Reservoir located just off Rancho Santa Fe Road in the La Costa area. The water is supplied from VWD's Meadowlark Treatment Plant. While only very limited use of this resource is made at present, it represents a considerable potential for the future. As part of VWD's ongoing preparation of a master plan, careful consideration is being given to potential future use of reclaimed water. Specifically VWD is looking for future potential users so as to appropriately plan for its own future operations. Close liaison between the City and VWD at this time would seem to be of mutual benefit.

The use of reclaimed water for irrigation is subject to the approval of the Regional Water Quality Control Board. At present, the Board has strict constraints in San Marcos on the quality of water used for irrigation purposes to the north of Route 78. However, due to considerably lower ground water quality conditions, south of Route 78 a Ground Water Basin Plan Amendment has been passed effectively allowing the use of reclaimed water for irrigation in this part of the city. (Water with a content of 3,500 Total Dissolved Solids is permitted as opposed to only 1,000 Total Dissolved Solids north of 78.) In order to be permitted to use reclaimed water for irrigation north of Route 78, the City or any other interested party would have to gain an amendment similar to that south of Route 78. This is an elaborate and potentially costly procedure involving, for example, extensive ground water and water discharge studies.

At present the pond within Woodland Park is supplied with well-pumped groundwater. This water is then also used for irrigation purposes.

Groundwater is also pumped to supply water for irrigation purposes at Walnut Grove Park. Although groundwater in the City of San Marcos is generally limited in supply and is of poor quality regarding potable supply, there may be potential for an increased use of this source for parks and open space irrigation in the future.

### *San Marcos County Landfill*

Located in the Questhaven/La Costa Meadows community, the San Marcos landfill occupies 219 acres and is owned by the County. Currently the future of the landfill is uncertain with closure, extended use, and the development of a "trash-to-stream" energy reclamation plant all possibilities.



There is clear potential for a parks and recreation afteruse following closure and final grading of the landfill. Precedent exists for a parks use combined with methane extraction gaining a "double-benefit" afteruse.

Item 1.7 of the Conservation and Open Space Element of the General Plan suggests that if "...other solid waste management facilities extend the life of the landfill a fee should be imposed for the provision of the park/open space areas."

### **3.5 Existing Parks and Recreation Facilities**

At present, the City owns eight wholly- or partially-developed park/recreation sites with a total acreage of approximately 75.5 acres of which 46.5 acres are already developed.

#### *Bradley Park*

Bradley Park, also known as City Park and Linda Vista Park, is the city's largest park comprising a total of 34 acres located at the intersection of Rancho Santa Fe Road and Linda Vista Drive. It is a sports oriented facility with 11 acres already developed and a further 13 currently under construction, leaving a final ten acres for future planning, design and construction. The site contains two flat areas divided by a short, steep slope. The "Upper Mesa" contains the area currently under construction for new active recreation facilities and yet to be planned acreages, while the already developed acreage is on the "Lower Mesa." The current facilities include two youth baseball fields, one lighted softball diamond, one lighted soccer field, two tot lots, horseshoe pits, a Boys and Girls Club, a snack center, and rest rooms.

One of the youth baseball fields is likely to be replaced by the development of a new "Outdoor Arena," a walled sports facility scheduled for construction after development of the Upper Mesa's 13-acre proposal. Costs have been estimated at \$275,000. Slated to come from the City of San Marcos Capital Improvements Budget (FY 1989 - 1990) is \$219,000; the remaining \$56,000, already encumbered, to come from the Community Parklands Act of 1986 (FY 1988 - 1989.)

#### *Walnut Grove Park*

With a total of 20 acres, 14 of which are already developed, Walnut Grove is the second largest park currently owned by the City.

The park, located at the intersection of Sycamore Drive and Olive Drive, is divided in half between equestrian use with two existing equestrian arenas and tentative plans for a trail "way station," and informal recreation focusing on picnicking and unorganized sports. A state grant has recently been received toward the cost of these improvements. The park is well located to serve as an equestrian staging area for possible future expansion of an equestrian trails system.

There is, located within the park, a mobile home providing for an onsite resident caretaker (it is a general objective of the City to locate a resident caretaker at each main park site), an Optimist clubhouse, playground equipment, picnic tables and barbecue grills, and permanent rest rooms.

### *Woodland Park*

With 11 developed acres located at the intersection of Bougher Road and Rock Springs Road, Woodland Park is currently the third largest park in the city. The main focus of the park is the Woodland Park Aquatic Center, a complex with three outdoor heated pools: a 25-meter racing pool, a 30- by 40-foot diving pool, and a 18-foot diameter wading pool. Support facilities include locker rooms, a snack bar, and a spectator seating area.

The park also includes picnicking facilities, a tot lot, two tennis courts, community youth building, rest rooms, and accommodation for an onsite caretaker. There is a need for additional off-street parking. The site is adjacent to Woodland Park School.

### *Red Barn Park*

This 6-acre site at the eastern end of San Marcos Boulevard primarily serves as a location for the "Barn Community Center" and its associated facilities but also includes a small park with tot lots and playground equipment. It hosts the Historical Society Museum, and offices for the Community Services Department. Under the "Heart of the City" Specific Plan proposals, this site will be completely redeveloped as part of the new civic center complex.

While the rest of the buildings are of little intrinsic merit, the Barn itself has considerable "community" value particularly amongst some of the older residents of the city. The relocation of the Barn and development of new facilities alongside it at its new location is, therefore, a popular current idea.

The removal of the facilities in this park will also necessitate alternative built provisions for the community programs currently offered at the Barn, and new offices for the Community Services Department; possibly as part of a proposed 25,000-square foot community center which is proposed as part of the new Town Center.

### *Joslyn Senior Center*

Primarily the location for the Joslyn Senior Center, this site also has a small park area of about one-half acre with a few tables and barbecue grills. Being adjacent to the current, temporary location of City Hall, the outdoor spaces' primary use is at lunchtime by city staff. The senior center itself has kitchen and rest room facilities and a number of community rooms catering to diverse activities. The 8,900 feet center can accommodate a maximum of 297 persons at any one time.

### *Bougher Park and Optimist Park*

These two small park parcels are both located in the Richland Neighborhood. Both are grass covered areas with a few picnic tables as the only facilities. Bougher Park is a triangular area of about three-quarters acre; Optimist Park comprises approximately one-quarter acre across from Richland School.

Figure 10 gives a detailed breakdown of facilities at existing parks within the city.

## EXISTING PARK FACILITIES

	Bradley Park	Woodland Park	Red Barn Park	Walnut Grove Park	Senior Center Park	Bougher Park	Optimist Park
ACRES							
Total	34	11	6	20	0.5	0.75	0.25
Developed	11	11	6	14	0.5	0.75	0.25
Planned	13						
Horseshoe Court	1						
Basketball							
On-site Caretaker		1	1	1			
Picnic Tables	27	6	6	3	3	3	2
Picnic Barbecue	7	5	2	2	2		
Picnic Shelter		4					
Turf Play	1	1	1	1	1		
Tot Lot	2	1	2	1			
Soccer Fields	1						
Ball Fields - Lit	2						
Ball Fields - Unlit	2						
Tennis Courts		2					
Swimming Pool		1					
Equestrian				1			
Permanent Restrooms	1	1	1	1			
Exercise Course	1						
Community Youth Building	1	1	1	1	1		

Source: City of San Marcos Community Services

Figure 10



### *School's Sites*

The City's primary Joint Powers Agreement (between the School District and the Community Services Department) for shared use of recreation facilities, covers four lighted ball fields located at San Marcos Junior High School, in the College Area Neighborhood.

In addition, sports fields at the Richland, San Marcos, Alvin Dunn, Woodlands, and Knob Hill Elementary Schools are used after school hours, primarily by youth soccer and baseball groups. Tennis courts at San Marcos High School are also available to the public during non-school use times. At Palomar College, there is, at present, some limited public use made of tennis courts, baseball diamonds, soccer fields, and a running track.

Figure 11 indicates the current status of school playgrounds in the city. There is a possibility of joint use for some of these facilities in the future but the City should not rely on such agreements as the basis of its recreation provision. At present, many school outdoor sites are used by unofficial recreational groups and multipurpose rooms are used by community groups.

### *Existing Recreation Programs*

The San Marcos Community Services Department organizes a wide range of programs offering primarily indoor recreation opportunities. These include aquatics, youth programs including preschool day care and after school "latchkey" provision, adult programs with both vocational and hobby-oriented courses, sports programs, and senior programs. These programs are primarily located at three locations. The Woodland Park Aquatics Center caters for swimming-related programs. It has three outdoor heated pools. The San Marcos Joslyn Senior center is the focus of senior's programs. The Barn is the primary location for other programs, providing for group meetings of up to 365 people. Associated with the Barn is a Youth Center which can accommodate 104 people and a community room for up to 50 people.

Additional community recreation/educational programs are offered by the Palomar College Community Education office. In addition to arts/crafts courses, the 1988 program included courses such as body/mind development, creative writing, parenting, vocational training, and courses offering college credits. The college also runs theater, music, and cinema series.

The Community Services Department also runs a variety of special events such as a Fourth of July Fireworks Spectacular, Halloween Carnival, and Labor Day Safety Faire.

### *Existing Private Recreation Facilities*

There are a variety of private recreational facilities and opportunities which augment the public provision. Operators of such facilities include approximately eight homeowner associations which support small private parks/open space and facilities and approximately 17 mobile home parks and several condominium complexes with facilities such as recreation rooms and private swimming pools.

Commercial recreation operators includes the California Sports and Fitness Center which provides racquetball, gymnastic, indoor soccer, jazzercise, and weight facilities. Other private recreation/leisure facilities exist at the Mor Farms Equestrian Center, Lake San Marcos, Twin Oaks Ranch, and the Golden Door Resort.

There are two golf courses in the Lake San Marcos area, both privately owned. The larger country club golf course is available to members and guests only. A smaller executive course is available for public use. An 18-hole golf course is currently planned to be developed in the near future in Twin Oaks Valley.

## SCHOOL PLAYGROUNDS

Neighborhood/Community	School	Acreage	Status
Richmar	San Marcos Elementary	3.68	Developed
Richland	Woodland Elementary	4.92	Developed
Business/Industrial	Alvin Dunn Elementary	4.40	Developed
Richland	Richland Elementary	4.5	Developed
Business/Industrial	Elementary		Proposed
College Area	Elemenary		Proposed
College Area	San Marcos Jr. High	8.0	Developed
Barham/Discovery	Jr. High School		Proposed
Lake San Marcos	San Marcos High School	20.0	Developed
Twin Oaks Valley	New Horizons High School	1.0	Developed
Richland	High School		Proposed
Twin Oaks Valley	High School		Proposed
College Area	Palomar College	<u>11.65</u>	Developed
Total:		<u>58.15</u>	

Source: San Marcos School District

Figure 11



*Existing park and recreation facilities are integrated into the future park system.*



Palomar College also has recreational facilities, including a pool and a theater, which are available to the public.

### **3.6 Existing Park and Recreation Proposals**

#### *Discovery Park*

Discovery Park comprises a total of 57 acres of proposed parkland. The total area divides into two parts, a 13-acre parcel to the northwest centered around Thibodo Lake and a 44-acre parcel leading from Thibodo Lake to South Lake. The 13-acre parcel has been under consideration for park use for some time and detailed plans exist for the implementation of recreation facilities which is anticipated in the near future although no firm date has yet been set. Two small state grants have been encumbered for a part of this development. The existing master plan calls for "... a 'natural type' park with passive recreation and nature study activities. The park will include parking, a user orientation kiosk, hiking and equestrian trails, a trail for the blind, a natural water feature with fishing docks, a picnic area (both individual and group sites), a youth day camping site."

Proposals have also been made by the Hidden Valley Railroad Association for a 5/12 scale, 15-inch gauge railroad. The authentic scale model engines would be capable of pulling passengers around a small circuit - the proposal being for a loop around Thibodo Lake with an extension of variable length down towards South Lake. The railroad could be a regional attraction and might, therefore, become one component in a more regionally-oriented park development. Preliminary indications are that the railroad would, at the least, be self-financing and could produce limited revenue.

#### *Paloma Park*

This 12-acre neighborhood park is included in the specific plan for "Paloma" planned community of the College Area to be sited alongside a 10-acre elementary school site. Although the design of the park is yet to be finalized, preliminary studies indicate a program including tot lots, open play areas, ball fields, tennis courts, a picnic area, a swimming pool, a community building/youth center, a snack bar, rest rooms, and off-street parking.

The proposed site is at the junction of Las Posas and Borden Roads and would be connected by two greenbelt/trails, running parallel to those roads, to the wider city recreation network. The specific plan also proposes the location of four or five small (less than one acre) mini parks.

#### *South Lake Reservoir*

South Lake Reservoir is owned and operated by the Vallecitos Water District (VWD). Although the reservoir was originally used for storage of drinking water, this practice was abandoned in 1986 as the reservoir, being uncovered and having an earthen dam and floor, no longer met acceptable health standards. The reservoir at the present time is used only for storage of rainwater.

However, the VWD is currently in the process of preparing a new master plan for its operations and part of that plan involves possible future uses of South Lake. One of these would be the storage of treated water in the reservoir.



South Lake is a very attractive resource within the city from a recreation viewpoint. With the exception of Lake San Marcos, to which public access is almost entirely precluded by existing private development and land ownership, South Lake is the largest water body with public recreation potential. Furthermore, the lake's location could provide a valuable link between open space on the ridgeline to the south and the proposed Discovery Park to the northwest.

A joint committee should be formed to address parks and trails which are to be held in public ownership, the plan indicates areas of open space which will remain in private ownership but be subject to easements or similar agreements restricting future development. These areas, predominantly along the city's primary ridgelines and often accommodating a trail, will provide considerable visual amenity to the city as increasing development impacts upon San Marcos's present rural character.

The distribution of parks, trails, and open space in the plan reflects a twofold planning approach. On the one hand, an analysis was made of the special characteristics of the city's landscape to determine areas where open space and park uses were most suitable. This was complemented by a needs analysis projecting the distribution of population in the city at buildout and eliciting the community's recreation desires. The final plan thus reflects a philosophy of synthesizing "landscape" and "social" needs.

#### *La Moree Park*

Located close to the proposed California State University campus, this city-owned site is currently envisaged having potential for a complex of social service-related facilities in a "parkland" setting. The site totals 30 acres. There is some locational opportunity in, for example, coordinating a mutually beneficial intern program with the University. The Community Services Department is, at present, investigating a variety of agencies which could provide services needed within the context of the city's continued growth.

#### *Knob Hill Park*

This 3-acre city park has recently been proposed as part of an 80-unit apartment complex and will be adjacent to the newly developed Knob Hill Elementary School.

#### *Twin Oaks Valley Ranch Golf Course*

As part of the Twin Oaks Valley Ranch Specific Plan, which is now at construction phase, is a proposed new 18-hole golf course. The details of its operation are yet to be resolved but current indications suggest a facility available to the general public but operated by a private concessionary.

#### *California State University Campus*

The proposed plan in the "Heart of the City" study indicates a significant acreage of open space and recreation provision to be associated with the new CSU campus. A linear "paseo" park linking the campus to South Lake and thence to the wider recreation context is also delineated.

### **3.7 Existing Parks and Recreation Financing Methods**

This section presents an overview of existing methods used in the City of San Marcos to fund parks and recreation programs, department operations, capital improvements, and facility and park acquisition.

**CITY OF SAN MARCOS PARKS AND RECREATION RELATED BUDGETS  
FISCAL YEARS 1984/1985 TO 1988/1989**

<u>Department Budget</u>	<u>FY 1988/89</u>	<u>FY 1987/88</u>	<u>FY 1986/87</u>	<u>FY 1985/86</u>	<u>FY 1984/85</u>	<u>Average Annual Growth</u>	
						<u>Amount</u>	<u>Rate</u>
Community Services	\$458,350	\$463,225	\$420,020	\$398,787	\$385,681	\$18,167	4.4%
Public Works-Parks	<u>\$403,100</u>	<u>\$414,600</u>	<u>\$300,985</u>	<u>\$253,824</u>	<u>\$215,831</u>	<u>\$46,817</u>	16.9%
Total	\$861,450	\$880,825	\$721,005	\$652,611	\$601,512	\$64,984	9.4%

Source: City of San Marcos Operations and Maintenance Budget: FY 1987/1988 and FY 1988/1989

**Figure 12**

## *Operations*

Operations include parks and recreation programs, annual park and facility maintenance, and minor equipment acquisition.

### *Overall Annual Operating Expenses*

Annual operating costs associated with parks and recreation programs are found in the "Community Services" budget of the City's general fund, while costs associated with park and facility maintenance are found in the "Public Works - Parks" budget. According to the approved City of San Marcos Operations & Maintenance Budgets: Fiscal Years 1987-1988 and 1988-1989, the City has a budget of \$458,350 dedicated to community services, or parks and recreation programs, and a budget of \$403,100 dedicated to parks and parkway maintenance for fiscal year 1988-1989, for a total of \$861,450 budgeted for parks and recreation operating costs.

Figure 12 presents the Community Services and Public Works - Parks budgets for the last five fiscal years. Both budget accounts have shown steady growth over the last five years, except for a slight budget decrease between fiscal years 1987-1988 and 1988-1989. Overall, the budget increased by almost \$18,200 per year since fiscal year 1984-1985, for an annual growth rate of 4.41 percent. The Public Works - Parks budget increased by over \$46,800 per year, or 16.90 percent. Given that the annual inflation rate during this period was approximately 4 percent, and population grew at an additional 9.9 percent per year from January, 1985 to January, 1988, it appears that in recent years the parks and recreation program budget (the Community Services budget) has kept up with inflation, but has not kept up with population growth, while the parks and recreation maintenance budget (Public Works - Parks) has exceeded inflation and population growth.

### *Parks and Recreation Program Funding*

#### *Expenses:*

The Fiscal Year 1988-1989 Community Services Budget may be divided into direct program costs, department labor costs, and department overhead costs, as shown in Figure 14. Direct program costs are those annual expenses directly related to program provision, while department labor costs and overhead costs are those expenses incurred that are necessary for the overall department operations, and, though incurred to administer programs, are not directly associated with any specific program. The total parks and recreation program budget for Fiscal Year 1988-1989 was \$458,350, or \$17.43 per resident per year.

As shown in Figure 13, estimated direct program costs constitute approximately 39 percent of the total Community Services Budget, while departmental labor costs constitute 46 percent of the total budget, and departmental overhead costs comprise 17 percent of the total department budget.

#### *Revenue:*

The City of San Marcos generates earned revenue from a variety of user fees such as entry fees, admission charges, facility rentals, vending revenues, and program fees. The user fee amounts are based on the fees other jurisdictions and private facilities charge. The types of fees range from flat fees to percentage charges, depending on the type of event and whether the user in-turn charges admission to the public. Nonresidents tend to pay a higher fee schedule than San Marcos residents, capitalizing on the city's position as a subregional hub in North County. Earned income, however, must be augmented by general fund revenue.



## COMMUNITY SERVICES BUDGET

DIRECT PROGRAM COSTS		<u>PERCENT</u>
Sports - Consumable Items	\$ 16,300	
Sports - Program Equipment	2,400	
Sports Field - Assessment	12,000	
Class Expense	12,000	
Sports Camp	500	
Excursion/Trips	6,000	
Misc. Youth/Youth Overnights	700	
Summer Playgrounds	1,400	
KKC Supplies	2,400	
Pre-School Supplies	1,200	
Aquatic Supplies and Equipment	4,800	
Vending - Pool	2,300	
Holiday Program Supplies	1,200	
July 4th Supplies	500	
Triathalon	1,000	
Promotions	300	
Miss San Marcos	800	
Drama Supplies	100	
Drama Productions	600	
Seniors	3,300	
Salaries and Wages Part-time	<u>109,000</u>	
SUBTOTAL	\$178,800	39
DEPARTMENTAL LABOR COSTS		
Salaries and Wages	\$209,350	46
DEPARTMENTAL OVERHEAD COSTS		
Office Supplies	13,200	
Printing and Duplicating	8,500	
Telephone	7,600	
Utilities	23,500	
Travel and Subsistence	6,700	
Memberships and Subscriptions	500	
Janitorial Supplies	3,400	
Expendable Materials	500	
Repair and Maintenance - Buildings	2,500	
Commissions	3,600	
Pool - Major Repairs	2,900	
Capital Equipment	<u>5,900</u>	
SUBTOTAL	\$ 78,800	17
TOTAL COMMUNITY SERVICES BUDGET	\$457,450	100

Source: City of San Marcos Operations & Maintenance Budgets, Fiscal Years 1987-1988 and 1988-1989; and Economics Research Associates.

Figure 13

## SOURCES OF EARNED INCOME FISCAL YEAR 1988/1989

<u>FACILITY RENTALS</u>	<u>PERCENT</u>
o Park Rentals	0.3
o Barn Rentals	5.8
Subtotal	6.1
<u>PERFORMING ARTS PROGRAMS</u>	
o Drama Youth Classes	0.0
o Drama Projects	0.3
o Dance/Culture	2.1
Subtotal	2.4
<u>SENIOR PROGRAMS</u>	
o Senior Citizen Center	3.5
o Senior Citizens Telephone	0.1
o Senior Classes	1.0
Subtotal	4.6
<u>SWIMMING PROGRAMS</u>	
o Public Swimming Fees	4.6
o Swim Passes	2.4
o Swim Instruction	4.5
o Special Classes	1.1
o Pool Vending	1.3
Subtotal	13.9
<u>SPORTS PROGRAMS</u>	
o Softball	16.2
o Soccer	7.2
o Basketball Fees	0.7
o Softball Tournaments	1.7
o Tennis Tournaments	0.2
Subtotal	26.0

(Figure 14 Continues...)

<u>SPECIAL EVENTS</u>	<u>PERCENT</u>
o Halloween	0.5
o Christmas	0.5
o Easter	0.4
o 4th of July	0.1
o Family Film Days	0.1
o Miss San Marcos	0.3
o Other Special Events	0.0
Subtotal	1.9
<u>YOUTH PROGRAMS</u>	
o Youth Physical Education	3.1
o Other Youth Programs	0.5
o Day Camp	0.5
o Rocky Raccoon	1.2
o Summer Playgrounds	8.5
o Outdoor Teen Club	0.0
o Morning Pre-School	5.5
o After School Programs	21.9
Subtotal	41.2
<u>OTHER PROGRAMS</u>	
o Bike Ride	0.5
o Adult Physical Education	1.3
o Other Adult Programs	0.6
o Excursions/Trips	1.4
o Miscellaneous Donations	0.1
Subtotal	3.9
TOTAL EARNED REVENUE	100.0

Source: City of San Marcos

**Figure 14**



The Fiscal 1988-1989 City Budget projects that Community Services will generate \$295,000 in earned income from entry fees, admission charges, facility rentals, vending revenues, and program fees. Earned revenue equals \$11.22 per San Marcos resident. These sources of parks and recreation operating revenue are listed in Figure 14. The three largest contributors of earned income are youth programs, sports programs, and swim programs, which in aggregate, contribute 81.1 percent of the total earned income budget for parks and recreation programs.

The total \$295,000 projected annual earned income is 64 percent of the operating budget for Community Services, and is 165 percent of the direct parks and recreation program costs. Thus it appears the City of San Marcos successfully earns revenue from parks and recreation programs to not only cover direct program costs, but to help cover a portion of departmental labor and general administrative costs.

The balance of the Community Services Department's budget, or 36 percent, is funded from the City of San Marcos' general tax revenue.

#### *Public Works - Parks Budget*

The budget for Public Works - Parks is used for maintaining 64 acres of park land and approximately 80 miles of parkway along public right-of-ways within San Marcos. These funds are also used to maintain the landscaping around City Hall, the Senior Center, The Barn, and for preparing city-owned athletic fields. The \$403,100 annual budget for these maintenance responsibilities are funded by a combination of general tax revenue, and lighting assessment districts.

#### *Capital Improvements*

Figure 15 presents current parks and recreation related capital improvement projects identified in the Fiscal Year 1988-1989 Budget. These projects total \$12,559,000 from 1988 to 1992, but in some cases include capital expenses, such as roads and creek enhancement, which are not strictly parks and recreation facilities. The City of San Marcos has not purchased new park land in a decade although it has recently received dedicated parkland including the 30-acre La Moree site.

#### *Financing and Acquisition Methods*

The City of San Marcos currently uses or will consider a variety of methods to acquire park land and finance recreation facility development, as follows:

- . Public Facility Fees
- . Development Agreements and Land Dedications
- . Assessment Districts/Mello-Roos
- . Redevelopment/Tax Increment
- . Grants
- . General Funds
- . Joint-Use Facilities

# PARKS AND RECREATION CAPITAL IMPROVEMENT PROJECTS

<u>PROJECT</u>	<u>AMOUNT</u>	<u>SOURCES</u>	<u>YEARS</u>
Barham/Discovery Park	\$ 464,000	Public Facility Fees Public Park Fees	1988-1991
Upper Mesa Linda Vista Park	\$ 950,000	Mitigation Funds State Park Funds Public Park Fees	1987-1989
La Moree	\$1,000,000	Grants	1992-1993
La Moree	\$ 100,000	General Fund	1990-1991
Woodland Park Aquatic Improvements	\$ 45,000	Public Facility Fees General Fund	1987-1989
Paloma Park	\$ 500,000	Developer Fees (Public Facilities Fund)	1991-1992
San Marcos Creek Flood Control and Woodland Parkway to Lancer Park	\$9,700,000	Redevelopment Reimbursement District General Fund Public Park Fees Traffic Safety Funds San Marcos School District State Park Funds	1987-1988
Community Center	\$1,400,000	Redevelopment Funds	1988-1992

Source: City of San Marcos Operations and Maintenance Budget: Fiscal Years 1987-1988 and 1988-1989.

Note: All of these figures are in the process of being revised as part of the annual revisions to the city's five-year capital improvements budget.

Figure 15

## Public Facility Fees:

The City of San Marcos currently has a policy to require that all new development bear the cost of providing public facilities and the services needed to serve the new development, and has established a growth management program which ensures that all public facilities and services are provided. Under this program (Ordinance No. 88-799), the City of San Marcos has been divided into eight general plan neighborhoods. The public facilities and services element of the General Plan shall provide that new development may occur in each neighborhood only if it is found that all additional public facilities and services, including parks and recreation facilities and services, are provided before or concurrently with the development. It is the developer's responsibility to assure funding of these facilities and services, which may include, but not be limited to developer agreements, reimbursement agreements, assessment districts or community facility districts. A project applicant must pay a public facilities and services fee (currently an interim 4 percent of total project value, although this fee may be increased after further study).

This money is used to fund all public facilities. Parks and recreation facilities have to compete with other public infrastructure needs for a share of these funds. The Park fee is collected after the final map is approved and before the permit is pulled.

## Development Agreements and Land Dedications:

The City of San Marcos will accept park land and facilities provided by developers of large scale projects requiring discretionary approval. Developers will provide these facilities, guaranteed through a development agreement with the City, to both serve the new communities they are developing and to the requirements of the City's growth management and public facilities ordinance.

## Mello-Roos Community Facilities District:

The City, with cooperation from property owners, may form a special tax district to finance the development of park and recreation facilities, fund programs, and pay for maintenance.

Parks and recreation facilities may be financed by special annual tax in a Mello-Roos Community Facilities District. Tax exempt bonds, secured and amortized by these taxes, may be issued to pay for these public facility capital costs. Since property owners must vote to approve the special district, the districts under consideration tend to only involve areas where a few owners of large tracts of land want to develop their property.

## Assessment Districts:

The City, with the property owners, may form an assessment district to finance the development of park and recreation facilities, and pay for their maintenance. Annual assessments are paid. Tax exempt bonds, secured and amortized by these assessments, may be issued to pay for up front public facility capital costs. Since property owners must vote to approve the assessment district, the assessment districts under consideration tend to involve only a few owners of large tracts of land which they want to develop. A common type of assessment district or community facilities district under consideration is the Mello-Roos District.

## Redevelopment:

The City of San Marcos has two redevelopment project areas, and is currently in the process of establishing a third project area in the southerly Barham/Discovery Community and the Questhaven/La Costa Meadows Community. The City of San Marcos is considering using tax increment financing within its redevelopment project area to finance some parks and recreation



facility developments. in redevelopment project area. Tax increment may also be used to reimburse up front parks and recreation facilities a private developer provides.

#### Grants:

The City of San Marcos has applied for several state grants which, if awarded, will total \$451,000 for capital projects, as follows:

- . Community Parklands Act of 1986
- . 1984 Park Bond Act
- . California Park and Recreation Facilities Act of 1984
- . Community Parklands Act of 1988 (Proposition 70 Bond Act)

#### General Funds:

The City uses general funds to finance some parks and recreation facility development projects. Since general funds are limited, general funds often are a source of last resort. The City may also issue general obligation bonds to finance capital improvements and large-scale projects, but general obligation bonds require a two-thirds voter approval, which is very difficult to achieve.

#### Joint-Use Facilities:

The City of San Marcos has jointly developed ball fields with the school district at a local junior high school. The potential exists for the City of San Marcos to enter into joint-use agreements with Palomar College, the new State University planned for San Marcos, and the Vallecitos County Water District regarding South Lake Reservoir.

#### Other Sources:

Other private sources that provide recreational facilities and programs in San Marcos include homeowner's associations, mobile home parks, private clubs, and private commercial-recreation facilities.

There are approximately eight homeowner's associations in San Marcos. These homeowner's associations do fund the maintenance of small private parks and facilities, but in general, do not fund recreation programs.

There are approximately 19 - 21 mobile home parks in San Marcos. An estimated 8,500 residents live in these mobile home parks. The mobile home parks have some of their own facilities, such as community recreation rooms and swimming pools.

Finally, several condominium complexes in San Marcos have their own private recreation rooms and facilities.

Private commercial-recreation operators include the California Sports and Fitness Center which provides racquetball, gymnastic, indoor soccer, jazzercise, weight facilities, and the Eagle Bowl and the North County Bowl provide bowling facilities.

Other recreational facilities exist at Palomar College, including a pool and theater.

### *Existing Financial Conditions Summary*

The City of San Marcos has effectively raised operating revenue for parks and recreation programs from user fees, particularly related to junior, sports, and aquatic programs. Since earned revenue from City-sponsored programs appear to raise more funds than is directly needed to finance the program, there appears to be potential to earn more income from additional programs, particularly if current departmental staff and overhead is sufficient to administer additional programs. The City has not entered into any agreements with private concessions for providing additional recreation programs and services, and may want to investigate these options.

Maintenance costs are mostly funded from the City's general funds. The additional use of special assessment districts and user fees, particularly to maintain any extraordinary public recreation or open space improvements, should be investigated. The City currently does not have any land lease arrangements or concession agreements from which it may derive lease revenue to help fund maintenance costs or some capital improvements.

Finally the City appears to have adequate provisions for funding park and recreation acquisition and facility development in proposed new communities and existing redevelopment project areas. To some extent, the growth management plan policies attempt to acquire parks and recreation facilities for existing neighborhoods through the use of public facility fees and provision requirements on new residential development subject to the City's discretionary approval. However funding for parks and recreation facilities in older neighborhoods cannot be adequately funded through the mechanisms which apply to new development and additional funding sources will need to be utilized.

### **3.8 Needs Survey**

In November 1988 the City distributed a questionnaire regarding preparation of the parks master plan to each household in San Marcos. Approximately 17,000 questionnaires were sent out. When all the responses were compiled and analyzed, 148 had been returned, a completion rate slightly lower than 1 percent. A copy of the questionnaire with the compiled responses can be found in Appendix D.

The primary conclusions drawn from the completed questionnaires were:

- . The majority of respondents were not currently participating in any of the existing social, educational, or recreation programs. The main reasons seem to be a lack of knowledge of what was available, insufficient free time, and no interest in available activities.
- . With regard to the existing parks facilities, negative responses included that the parks were perceived to be unsafe, that there was too low a standard of maintenance, and more specifically, that there were insufficient tennis courts available. Positive responses on the other hand stressed general satisfaction with existing parks.
- . The most frequent recommendation from respondents was to increase the number of parks in the city. Other recommendations included increasing publicity of available facilities and programs, provision of a municipal golf course and/or driving range, provision of increased and more affordable child care, adding more trails, improving rest room facilities, provision of additional tennis courts and tennis lessons, provision of a year round pool, and more sports for children.
- . A large majority of respondents indicated that they would use a comprehensive trail network if one existed in the city.

# City of San Marcos Parks Master Plan

Wallace Roberts &amp; Todd

1989

Figure 16



## 4.0 THE PLAN

From the analysis of recreational needs, environmental resources, development patterns, and financing, a conceptual plan was prepared describing the city's recreation facilities envisaged at buildout. The plan, with a variety of recreational opportunities spread throughout the city, was revised and refined through public meetings and in collaboration with city staff. The final version is described in the following sections.

### 4.1 City Wide Concept

The primary components of the plan are 12 neighborhood parks, 9 community parks, 3 regional parks, and a city-wide trail system. Figure 16 diagrammatically identifies the locations of these components in the city. Each of the park sites on the concept plan is identified by a code, for example N12 ("Elfin Forest Park"), which can be cross-referenced to Figure 17 which lists existing and proposed park acreages. Because it is difficult to predict exactly which land will be most suitable and readily acquired, Figure 17 typically indicates a range of new/additional acreage for each proposed park or expansion. The "Park Development Zone" column indicates the acreage of a zone within which this new/additional parkland will be found. The park development zones for each site are shown in Sections 4.5 and 4.6 which include detailed descriptions of each park site.

#### *Regional Context*

The planning for parks and recreation in San Marcos is both influenced by the surrounding region and also has direct impacts on immediately adjacent areas. Figure 18 summarizes these implications, identifying the locations of regional parks, both existing and those proposed in San Marcos, the locations of existing public golf courses, and the major trail linkages which could potentially link the recreation system in San Marcos to the parks and trails of adjacent areas. (Trail linkages are described in more detail in Section 4.7.)

### 4.2 Park Acreage Standards

Establishing a numerical standard for parkland provision is necessary to furnish the city both with a figure for long-range planning and negotiation and also a yardstick by which progress towards the parks goal at buildout can be measured. Specifically, the standard can assist compliance with the recommendation of the Growth Management Task Force that "... public facilities necessary to serve development are in place prior to or concurrent with development."

Determination of a standard relevant to San Marcos involved a study of national/generic standards, comparative studies of other communities' standards (see Appendix A), a review of relevant legislation, correlation to the fiscal capacity of the city particularly with regard to maintenance implications, and an assessment of the impact of different dedication levels on developers.

A figure of 5 acres per 1,000 population for local parks was determined to be realistically achievable, legally defensible, within the city's maintenance potential, and matched with the dedication requirement already in place in the City's Quimby Ordinance. Local parks include both neighborhood and community parks.

**SAN MARCOS PARKS MASTER PLAN  
EXISTING AND PROPOSED PARK ACREAGES**

Park Name		Existing Acres	Park Development Zone**	New/ Additional Park Acres	Average Total Acres at Buildout +
<hr/>					
<b>Neighborhood Parks</b>					
N1	Buena	-	65	12-16	14
N2	Twin Oaks Valley	-	38	16-20	18
N3	Paloma	12*	-	-	12
N4	Richland	-	80	10-14	12
N5	Poinsettia	-	70	16-20	18
N6	Hollandia Dairy	-	65	12-20	16
N7	Mission	-	50	6-14	10
N8	Knob Hill	-	14	3	3
N9	Jacks Pond	-	40	6-14	10
N10	Viewpoint	-	28	6-10	8
N11	Questhaven	-	50	6-10	8
N12	Elfin Forest	-	80	16-20	18
<b>TOTAL</b>		<b>15</b>	<b>580</b>	<b>109-161</b>	<b>147</b>
 <b>Community Parks</b>					
C1	Merriam	-	90	26-46	36
C2	Walnut Grove	20	40	22-26	44
C3	Agua Hedionda	-	75	15-25	20
C4	Woodland	11	15	7-11	20
C5	Bradley	34	40	20-32	60
C6	La Moree	30*	-	-	30
C7	Discovery	-	85	57	57
C8	South Lake	-	65	44-56	50
C9	Landfill Site	-	250	82-90	86
<b>TOTAL</b>		<b>95</b>	<b>660</b>	<b>273-343</b>	<b>403</b>
 <b>Regional Parks</b>					
R1	Gopher Canyon	-	-	420-500	460
R2	Double Peak	-	-	200-240	220
R3	BLM Lands	-	-	100-180	140
<b>TOTAL</b>				<b>720-920</b>	<b>820</b>

\* Existing proposals considered definite.

\*\* Area within which new/additional park acreage could be located.

+ Sum of existing acreage and average of new/additional park acreage.

Figure 17

# REGIONAL CONTEXT



Existing Park



Proposed Regional Park



Golf Course (Open to the Public)



Oceanside to Escondido Regional Trail  
(AT & SF Railroad Corridor - Proposed)



Proposed San Marcos Trail System

City of San Marcos  
Parks Master Plan



Wallace Roberts & Todd

1989

Figure 18



The Master Plan also addresses a variety of other types of recreational open space including:

- . A trails system and small mini-parks of around one acre generally to be located as an opening out of the trail system,
- . Special "parks" such as an urban plaza in the new civic center complex and a pedestrianized walk through the commercial core south of San Marcos Boulevard, and
- . About 800 acres of potential regional parkland which will provide more extensive, passive type of recreational opportunity.

The development of proposals regarding trails, special parks, and regional parks responded to the unique opportunities and character of San Marcos rather than a numerical standard; all of these are to be considered in addition to and separate from the basic 5 acres per 1,000 target for local parks.

Similarly joint use agreements for sharing of sports facilities owned by the School District, Palomar College, or the proposed California State University campus will not be considered to contribute towards the 5 acres per 1,000 standard although such agreements are seen as valuable and worthy of pursuit.

Figure 19, "Comparative Park Standards," summarized the acreage per 1,000 population standards of a variety of authorities reviewed. The National Recreation and Park Association and Urban Land Institute standards are viewed as rather idealistic. Similarly the San Diego County standards have never been reached. In reviewing other communities' standards, the 5 acres per 1,000 of local parks and over 7 acres per 1,000 of regional parks called for in San Marcos either match or slightly exceed those called for in other communities.

### **4.3 Plan Components**

#### **Neighborhood Parks**

The plan includes a projected total of 12 neighborhood parks, each of which is described in detail in Section 4.5. These will typically range in size from 5 to 20 acres, and are intended to serve the community within a service radius of 0.75 miles. Although the precise nature of each site will vary, neighborhood parks will generally be active sites including provisions such as ball fields, tennis and basketball courts, open play areas, playgrounds and tot lots, picnic facilities, swimming pools, community buildings, and onsite parking. Where appropriate neighborhood parks will be located adjacent to school sites.

The total area of neighborhood parks projected for buildout is 147 acres, or approximately 1.3 acres per 1,000 population.

#### *Community Parks*

The plan includes a projected total of eight community parks each of which is described in detail in Section 4.5. Community Parks will range from 20 to 100 acres and will provide special community and recreational facilities which will serve the entire city. These parks' characteristics will range from essentially passive parkland focused on a special landscape feature such as a lake, to intensively developed park sites providing for a range of active sports activities.

The total area of community parks scheduled for buildout is 403 acres or approximately 3.7 acres per 1,000 population.

## COMPARATIVE PARK STANDARDS

	<u>Park Type</u>	<u>Acres/1,000</u>
National Recreation and Park Association <sup>1</sup>	Local Parks	10
	Regional Parks	20
Urban Land Institute <sup>2</sup>	Local Parks	10.5
	Regional Parks	15.0
San Diego County <sup>3</sup>	Local Parks	15
	Regional Parks	15 - 30
Santa Maria <sup>4</sup>	Local Parks	5
	Regional Parks	5
Carlsbad <sup>5</sup>	All Parkland	7.29
Newport Beach <sup>6</sup>	All Parkland	5.47
Escondido <sup>7</sup>	Local Parks	3.0
	Regional Parks	20
Oceanside <sup>8</sup>	Local Parks	4 - 25
	Regional Parks	15 - 18
Vista <sup>9</sup>	Local Parks	4.41

### Sources:

1. San Diego County General Plan Recreation Element. 1982. p IV-13
2. DeChiara and Keppelman. Urban Planning and Design Criteria. p 363
3. San Diego County General Plan Recreation Element. 1982. p IV-13
4. City of Santa Maria Comprehensive Park and Recreation Plan. 1982. pp 50 -51
5. See: Appendix A - Comparative Studies
6. See: Appendix A - Comparative Studies
7. See: Appendix A - Comparative Studies
8. Oceanside General Plan Education and Recreation Facilities Element. 1974. p 10
9. See: Appendix A - Comparative Studies

**Figure 19**

### *Regional Parks*

The plan includes three proposed regional parks each of which is described in detail in Section 4.6. These parks will be in excess of 100 acres providing extensive essentially passive recreation opportunities such as hiking and equestrian use, nature study, and picnicking. The location and extent of these parks does not reflect a numerical standard but rather the location of particular opportunities and special landscape characteristics.

### *Trail System*

The Concept Plan (Figure 16) indicates major trail corridors in the city. These will include both a highly developed trail type which will be suitable for handicapped use in addition to walking and regular bicycle use and multiuse trails which will be of rougher construction for hiking, mountain bicycle, and equestrian use. The system is described in more detail in Section 4.7.

### *Mini-Parks*

In addition to the neighborhood, community, and regional parks there will be an undetermined number of mini-parks: small park spaces of around an acre in size which will be encouraged in residential neighborhoods to allow for easily accessible play areas and visual relief among the lot pattern. Wherever possible these mini-parks will be sited as openings along the trail system, allowing them to also serve as rest areas, way stations, and staging areas. Wherever possible they should be well served by the bike path system.

These small parks should be designed to include playgrounds and/or tot lots, family picnic facilities, benches and a grassy open play area. They should be designed with an adequate buffer from adjacent streets and neighboring homes for safety and noise mitigation.

Mini-parks may be developed and maintained by the homeowner's association depending on their location and their compatibility with the overall park system.

### *Open Space*

The concept plan (Figure 16) indicates areas of open space, generally forming a corridor through which the more rural sections of the trail system will pass. The intention of these areas is to provide a buffer of open space land to be maintained under natural vegetation which will provide aesthetic benefit to the city in general and the adjacent trails and parks in particular. These areas would remain under private ownership, thereby removing any acquisition cost to the city as well as avoiding any additional liability and maintenance costs. In addition to responding to the position of the trails, the distribution of open space areas reflects areas which were indicated on the suitability analysis map (Figure 4) as being of particular environmental value.

### *Joint Use Agreements*

There is significant potential within San Marcos for the negotiation of joint use agreements which would add to the range and extent of recreational opportunity in the city. The San Marcos Unified School District, Palomar College, and the San Marcos State University all have facilities which may not receive full use either throughout the entire day, over weekends, or during vacation periods in the academic calendar. While such agreements may be of considerable value and should be pursued by the city, they should not be seen as contributing to the requirements for public parks and recreation facilities described in this plan but rather as an additional bonus for the city and its residents.



## *Private Parkland*

It is fairly common for larger subdivisions to develop private park and recreation facilities exclusively for the use of the development's residents. These facilities and parks, not accessible to the general public, are typically maintained by a home owners association. Facilities of this type will probably form a component of the future recreation provision in San Marcos. However, they cannot be seen as part of the public park system and should not be credited against developer agreements for the dedication of public parkland or related fees.

## **4.4 Program Elements**

The Parks Master Plan includes a wide range of facilities and opportunities for recreation including provision for active sports such as baseball or athletics, more passive recreation such as hiking or picnicking, community facilities ranging from day care provision to community centers, and a variety of more specialist program elements.

The development of the program for San Marcos has responded both to general programmatic and recreation standards, and more specifically, to the needs assessment analysis conducted during the development of the master plan. (For a more detailed discussion of standards as applied to active sports facilities, see Appendix E.)

### **Active Sports**

The active sports provisions can be divided into court sports, field sports, and special activities:

#### *Court Sports*

- City gymnasium - a major built facility requiring a total of 4 - 6 acres for the building itself and associated parking. The facility could be city owned and operated, charging user fees; alternatively, some discussion about a joint use agreement with the school district and/or Palomar College has also occurred.
- Court sports complex - a lighted outdoor complex containing two tennis batteries (eight courts), four basketball courts, and four joint volleyball/badminton courts, associated parking, and changing/rest room/refreshment concession giving a total area requirement of 4 - 6 acres. This complex will be city owned but could be operated by a nonprofit concession.
- Tennis - a city wide total of 56 courts. Each requires a use area of 60 feet by 120 feet. Multiples can be designed with 10 to 12 feet between courts laid out side by side.
- Basketball - a total of 21 courts each with a use area of 104 feet by 70 feet with six car parking spaces required nearby.

#### *Field Sports*

- Combination athletics track/football field - a quarter mile running track with a football/soccer field in the center will require an area of approximately 750 feet by 275 feet. The amount of parking required for the facility will vary significantly with the extent of spectator provision. As a general guideline a minimum of one parking space for every three spectator seats should be provided.
- Lighted baseball diamonds - a city-wide total of 18 lighted diamonds each requiring about 1 acre of space.

- Softball diamonds - a total 28 softball diamonds. Each requires almost 1 acre of land but these fields may be designed into combination sports fields; for example, in combination with soccer or football fields.
- Football fields - one lighted football field requiring a use area of about 170 feet by 370 feet.
- Soccer fields - four lighted fields each requiring a use area of about 330 feet by 200 feet. Soccer fields can be designed as combination facilities with football and/or softball.
- Multipurpose football/soccer fields - a total of eight fields which can be designed in combination with softball diamonds. Each should be approximately 160 feet by 360 feet.
- Outdoor sports arena - an open area, approximately 200 feet by 85 feet with 57 parking spaces, is being developed at Bradley Park.
- Croquet - a croquet lawn requires a level use area of about 45 feet by 75 feet, it could possibly be located alongside the Joslyn Senior Center.

#### *Special Activities*

- Swimming pools/water play areas - the city already has a community swimming pool complex at Woodland Park. The proposed park programs would add, by buildout, three new neighborhood pools, one additional community pool complex, and three new water play areas. Each of the neighborhood pools will require a minimum of about 1 acre, which allows for a pool 75 feet by 36 feet with associated facilities and parking for 90 vehicles. Community pool complexes will require an area of approximately 6 acres accommodating a 50-meter pool and associated facilities including parking. User fees will be charged at both neighborhood and community parks. Water play areas are envisaged to be creative designs using a variety of spray pools, jets, fountains, sprinklers, shallow splash pools, etc. Different areas may be designed for children of different ages, especially providing safe, quieter areas for toddlers which should be close to a lawn or terrace where parents could sit and watch. It is possible that sites could combine a standard swimming pool with more innovative water play features.
- Golf courses - an 18-hole golf course will typically require in excess of 150 acres, and is a special use which falls outside of the standard local parks provision. In view of the large number of golf courses to be found in the region, provision of a municipal golf course should not form part of the city's endeavors to provide for public recreation at this time.
- A family golf center providing, among other amenities, a golf range, miniature course, and a clubhouse on approximately 15 to 20 acres of land, such as the model developed by PGA Tour and PGA of America or a similar facility. Initial proposals indicate a long-term lease of the required acreage by the city to a corporation which would finance construction and maintenance/operational costs. The facility would both offer recreational opportunity to the region and generate income for the city.

## Passive Recreation

The program elements for more passive types of recreational opportunity include:

- . Playgrounds and tot lots – play areas for a variety of age groups will total 0.4 acres per 1,000 population, or 44 acres at buildout.
- . Picnicking – picnic facilities for families and groups with tables, benches, barbecues, etc. Group facilities should include a shelter where seating and tables can be located protected from the sun or rain. A 20- by 30-foot shelter can accommodate about 60 persons seated at picnic tables, while a 30- by 50-foot shelter will seat approximately 150 people. Picnic sites will average 2 acres per park site.
- . Open field play areas will be reasonably level grass sites with no obstructions such as trees. In places simple markings could be included for park users to set up informal games such as volleyball.
- . Equestrian facilities will focus on two sites -- expanding and improving the existing facilities at Walnut Grove Park and also establishing new equestrian facilities under a concessionary arrangement at the proposed Double Peak Regional Park.
- . Camping facilities for tent use, vehicular use, or both are included in the programs for the Discovery, South Lake, and "Landfill Site" community parks and Gopher Canyon, Double Peak, and BLM regional parks. User fees will be charged for camping sites; the facility at the "Landfill Site" will accommodate RV's and trailers and could be operated under a concessionary arrangement generating income to the city.
- . Fishing – water bodies which fall within public parks will be stocked for fishing as appropriate. Although the improvements required for fishing activities are minimal, attention should be given to fishing requirements in the site design for each park containing appropriate water features. User fees may be charged either through a permit system or day fees collected onsite.
- . Boating – a concessionary facility allowing for public rental of small boats such as rowing boats, canoes, or paddle boats is envisaged at South Lake.

## Community Facilities

The master plan includes a variety of social service buildings in addition to the parks and recreation facilities. These include:

- . Two major community centers; one to be constructed in the near future as part of the new civic center complex and a second projected for when the city's population exceeds 60,000. These centers are likely to be in the range of 25,000 square feet.
- . A total of eight smaller community buildings to be located on park sites; these will provide day care and latchkey facilities, youth and other community group meeting places, doubling as general meeting places for additional community activities. Typically these community buildings will be approximately 6,500 square feet;
- . Where appropriate, day care facilities will be located close to major public transportation nodes;
- . A special social service complex at La Moree Park developed in collaboration with nonprofit community organizations;



- . The existing "Red Barn" which is used for community events will need to be moved from its present site, possibly to a proposed "Old San Marcos Park" opposite the existing fire station adjacent to City Hall;
- . The existing Joslyn Senior Center will be expanded in two separately phased extensions of 3,000 square feet each to be implemented within the next ten years. Some grant money has already been set aside for these expansions. It is also recommended that a child care facility be added adjacent to the existing senior center, the two facilities together forming an intergenerational social service complex.
- . When the city administration moves to the new civic center, a portion of the existing city hall buildings could be made available for use by community groups and/or for use as office space for the Community Services Department.
- . When the Chamber of Commerce vacates its present premises to move to the new civic center, the building it currently occupies could be adapted for use as a residence for an on-site caretaker for the Joslyn Senior Center site.

### **Special Program Elements**

A variety of more specialist elements are also featured in the master plan including:

- . "Community event space" - there is a need for one special area which can accommodate major community events such as the Fourth of July celebrations and the Annual Chili Cookoff. An open area of at least 10 acres should be identified at Walnut Grove Park for this purpose. The space could be used for open field play when special events were not taking place.
- . Botanical gardens - the master plan recommends collaborative development with a nonprofit trust of a botanical garden at Merriam Community Park.
- . Amphitheater - an amphitheater capable of accommodating small to midsize public outdoor performances is recommended. A site of approximately 5 acres should be identified for this use in the Double Peak Regional Park. The amphitheater should not be sited close to significant noise sources.
- . Observation point - within the Double Peak Regional Park an observation point should be developed for both day and nighttime use. The day use will permit access and provide information on the extensive panorama available from Double Peak. The night use is intended for amateur sky or star watching. Access will have to be provided 24 hours per day.
- . Model airplane field - there is an existing model airplane field in the Questhaven area. This may have to be moved as the area develops. There is potential for such a facility to be located at one of the public park sites, possibly on a concessionary basis, to be operated by a nonprofit group.
- . Model railway - the parks master plan includes a preexisting proposal to locate a 5/12 scale, 15-inch gauge railroad at Discovery Park. Preliminary analysis by the project's proponents indicate an ability for the proposal to generate revenues. The facility would be operated on a concessionary basis.

- . Community gardens - an existing area of community gardens near to the Red Barn will be removed by the development of the new civic center. It is recommended that the City search for replacement sites for this activity.
- . Tree nursery - the establishment of a nursery where the City could grow trees for use in parks and for streetscape improvements could represent a cost efficient endeavor. A nursery could be an interim use on city land which could later be used for parkland or another municipal function.
- . Nature study center - the plan recommends the development of a nature study center. A number of park sites could accommodate this facility including Gopher Canyon, Merriam, Agua Hedionda, South Lake, and Double Peak Parks. Criteria for selecting the final site should include proximity to a diversity of habitat types. A 16-acre site could include approach drive and parking, a building with a permanent display area, lecture hall, library, and study areas. The City should apply for grant money to assist in the development of this facility.
- . Museum - it is possible that Woods House, located in Woodland Park, may be required as temporary office space for the City Community Services department when their present offices have to be moved to make way for the new civic center. However, longer term uses could include use as a new site for the Historic Society Museum who will also have to vacate their present site due to the new civic center. Alternatively plans for the new civic center could include an option for square footage for museum exhibits. Redevelopment funds may be available to assist in funding of this facility.
- . Library - plans for the new civic center include space for a central library and its future expansion. Redevelopment funds may be available to assist in funding of this facility.
- . Onsite resident's building - it is a general objective of the master plan to provide residential accommodation for an onsite resident at a number of the main park sites including those with major built provision and evening use facilities/programs, and for a ranger at the more passive recreation-oriented community parks and the regional parks.
- . Rest rooms/Changing Facilities - the majority of park sites will be equipped with permanent rest room facilities; changing facilities should be provided as required by active sports.
- . Concession Stands - built facilities to accommodate concessionary services will be provided at many of the park sites. Major concessions will include an equestrian facility at Double Peak Regional Park, a boating facility at South Lake, the model railway and its associated building requirements at Discovery Park, and sports/aquatics facilities.
- . User orientation kiosks - the City should develop a design for simple kiosks or shelters to provide users with information about the park system and specifically about the park they are in. Kiosks will typically be located at entryways and near parking areas.
- . Historic trail - it is recommended that the San Marcos Historic Society investigate the potential for establishment of a programmatic historic trail linking together the city's main historic sites. The City should apply for grant money to assist in the development of this facility. The city should also consider creative readaptive uses for historic structures.

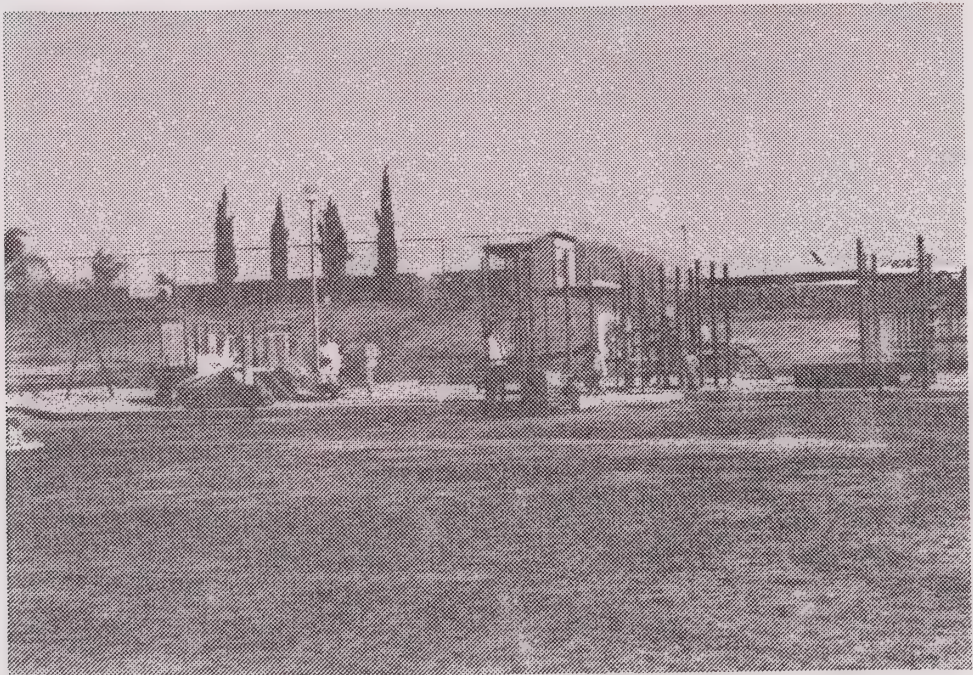
- . Blind persons' trail - two trails should be developed, one at Discovery Park and a second at Merriam Park, possibly in conjunction with the Botanical Gardens. The City should apply for grant money to assist in the development of this facility.
- . Nature trails - one or more nature trails should be developed, probably to be located in conjunction with the proposed nature center. The City should apply for grant money to assist in the development of this facility combined with other financial sources identified in this document.



#### 4.5 NEIGHBORHOOD AND COMMUNITY PARKS

In the following section, each of the neighborhood and community parks is described in detail with a narrative, program list, and sketch plan describing the location, size, siting criteria, character, program, and special features of each site. Cost implications and acquisition and financing recommendations are also described.

The plan for each park site identifies a park development zone which describes an area within which the park will be located. The actual park site size, which is diagrammed alongside the plan, is considerably smaller than the development zone. There is, therefore, a degree of flexibility in the final precise location of the park boundaries. Primary siting criteria is listed beneath the plan. Final park location should be sited so as to accommodate the program facilities and the surrounding development concerns.



*Neighborhood and Community Parks will provide recreation facilities to serve the surrounding neighborhood.*

## **Buena Neighborhood Park (N1), Figure 20**

Buena Park, a 12- to 16-acre neighborhood park, is proposed for the area west of Las Posas Road immediately north of the current city boundary. There is an existing lake approximately 600 feet long by 80 feet wide, which should form a focus for the park and could be stocked for fishing. The relief of the area is too steep for active sports provision but the park should include a level well drained grass area of at least one acre, roughly square in shape, as an open field play area. Otherwise the park will feature essentially passive recreational facilities. The site should also include a water play area which should be sited in proximity to the picnic areas. Access for vehicles will be from Las Posas Road. Parking should be located close to the road.

### *Program*

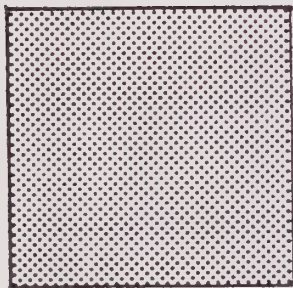
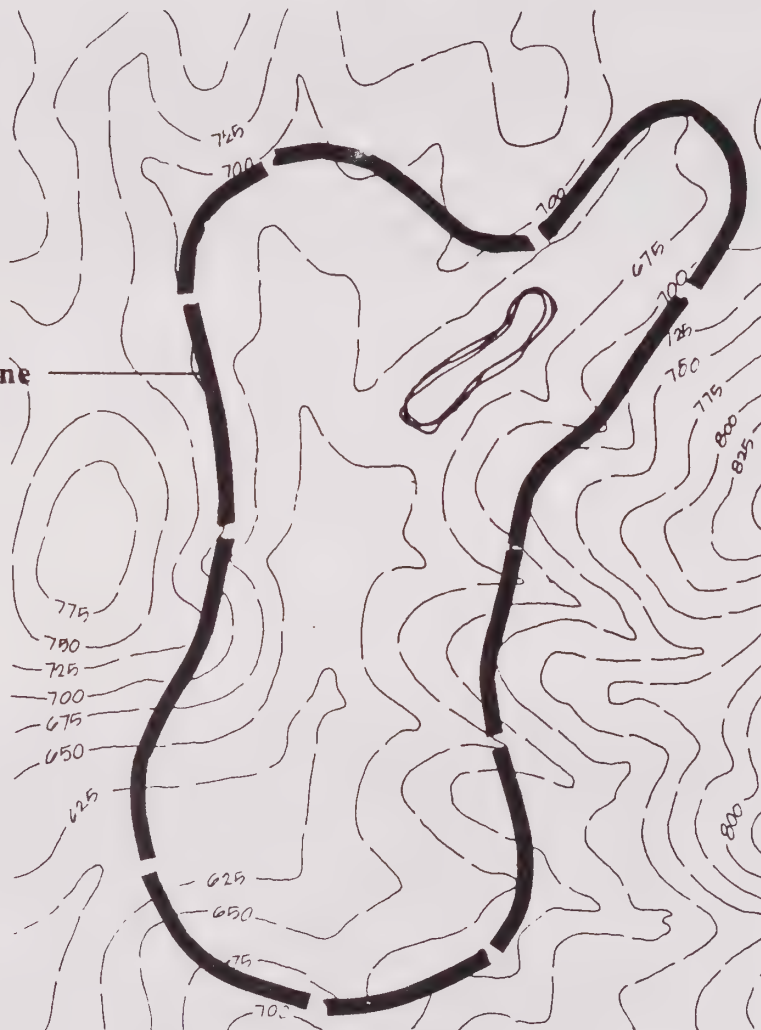
- Water play area
- Open field play area
- Playground and tot lot
- Picnic area/barbecue facilities
- Fishing
- Permanent rest rooms
- Parking

### *Financing*

This park is in an undeveloped area of rural home sites and large ownerships. If the area is to subdivide into a residential community, the primary methods of park acquisition and development will be development agreements and Quimby Act park land dedication or in-lieu fees. These methods may be augmented by a Mello-Roos community facilities district or a benefit assessment district to finance capital improvements and/or maintenance costs. Fishing permit revenue can assist in funding maintenance costs.

# BUENA NEIGHBORHOOD PARK (N1)

Park Development Zone



Park Site Size: 16 - 20 acres

Location



Park Size: 16 - 20 acres  
Park Development Zone: 65 acres  
Siting Criteria:

- Existing lake as focus
- One acre minimum level terrain for play fields
- Access from future alignment of Las Posas Road

City of San Marcos  
Parks Master Plan

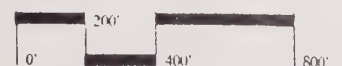


Figure 20



## **Twin Oaks Valley Neighborhood Park (N2), Figure 21**

Twin Oaks Valley will feature a 16- to 20-acre neighborhood park immediately west of Twin Oaks Valley Road in the area south of Rowena Avenue. There is a level area of approximately eight acres which will accommodate active sports facilities and parking. The steeper land to the west is suitable for more passive park usage such as trails leading to picnic areas and playgrounds.

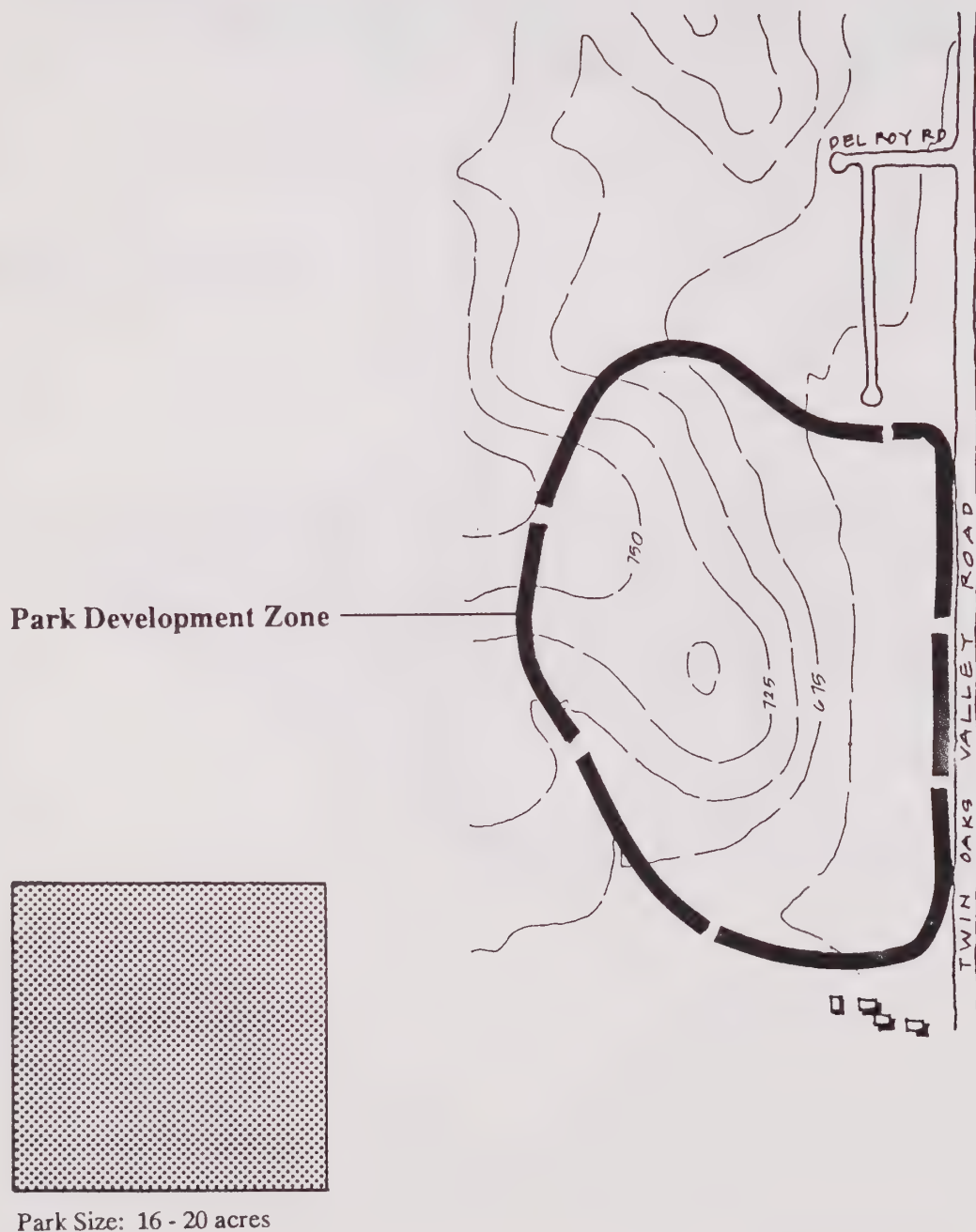
### *Program*

- Two softball fields
- Four tennis courts
- Two basketball courts
- Playground and tot lot
- Picnic area/barbecue facilities
- Permanent rest rooms
- Parking

### *Financing*

This park abuts established residential areas to the northwest and undeveloped large ownerships to the east across Twin Oaks Valley Road on which new residential communities are planned. The primary method of acquiring the park land will probably be public acquisition, funded by a combination of public facility fee revenue and Quimby Act in-lieu fee revenue. A Mello-Roos community facilities district over the large ownerships and a benefit assessment district in the existing residential community may be formed to assist with facility development costs and maintenance costs; otherwise, general funds will be used.

# TWIN OAKS VALLEY NEIGHBORHOOD PARK (N2)



## Location



Park Size: 16 - 20 acres

Park Development Zone: 30 acres

### Siting Criteria:

- Locate passive activities away from Twin Oaks Valley Road
- Locate parking, active recreation near Twin Oaks Valley Road
- Buffer sports fields from roadway
- 5 acre minimum level terrain for parking and sports fields

## City of San Marcos Parks Master Plan



Figure 21

### **Paloma Neighborhood Park (N3), Figure 22**

This neighborhood park at the intersection of Borden Road and Las Posas Road will total 12 acres in area. The park has been dedicated to the city as part of the developer agreement for the Neighborhood One Specific Plan and will have an active sports emphasis. Parking will be accessed from Borden Road. The park will be linked to the wider recreation system by pedestrian, bicycle, and equestrian trails along Las Posas Road and Borden Road.

#### *Program*

Two softball fields

Three multipurpose fields (soccer/football)

Two tennis courts

Two basketball courts

Neighborhood swimming pool

Playground and tot lot

Picnic area/barbecue facilities

5,500-square foot community building with child care play area (the building will be used both for latchkey and other community center uses)

Snack bar concession

Permanent rest rooms

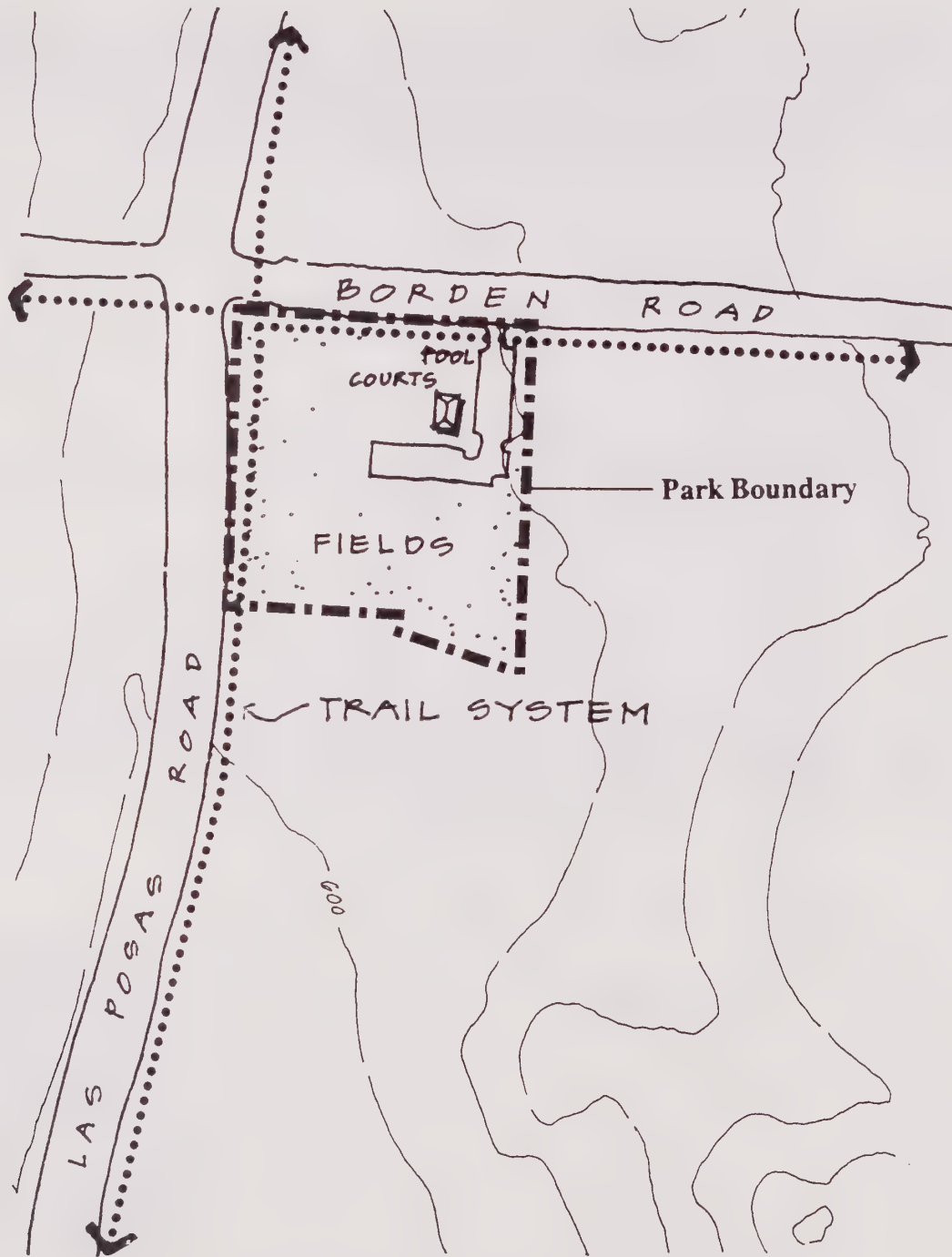
Parking

#### *Financing*

Since this park has already been dedicated, the City will only have to fund maintenance costs. A Mello-Roos community facilities district or a maintenance assessment district may be formed to finance maintenance costs; otherwise, general funds will be used. User fees and concession revenue may assist in funding maintenance costs here.



# PALOMA NEIGHBORHOOD PARK (N3)



Location



Park Size: 12 acres

City of San Marcos  
Parks Master Plan



Figure 22

### **Richland Neighborhood Park (N4), Figure 23**

The Richland Neighborhood Park will be located in the area west and/or north of the existing Richland School and will be 10 to 14 acres in extent. The park will feature both active sports and more passive areas and also include a water play area and a building of around 6,500 square feet for day-care and latchkey programs and other community group uses.

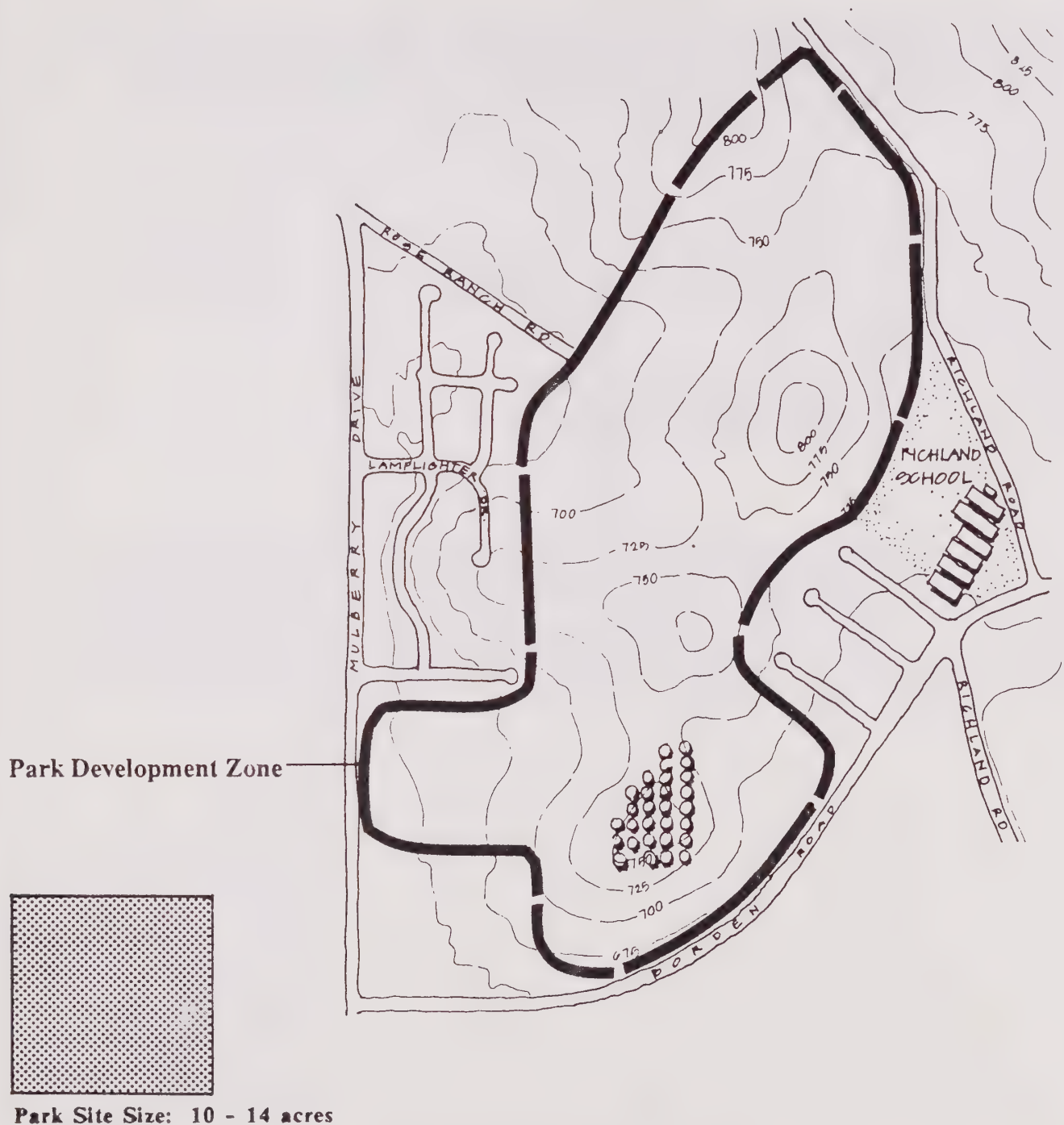
#### *Program*

- Two softball fields
- Four tennis courts
- Two basketball courts
- One water play area
- Open field play area
- Playground and tot lot
- Picnic sites/barbecue facilities
- Community building (approximately 6,500 square feet)
- Permanent rest rooms/snack bar-concessions stand
- Parking

#### *Financing*

The area in which this park will be located has a combination of existing residential areas with some opportunities for smaller in-fill subdivision developments. The City will probably finance acquisition and development costs with a combination of public facility fee revenue and Quimby Act in-lieu fee revenue from in-fill subdivisions, and general funds. A benefit assessment district may be formed. State grants will be pursued to finance the social service programs designated for the park. User fees and snack-food concession revenue may contribute to the financing of maintenance costs.

# RICHLAND NEIGHBORHOOD PARK (N4)



Location



Park Size: 10 - 14 acres

Park Development Zone: 80 acres

Siting Criteria:

- Adjacent to trail connection at Richland School
- 5 acres minimum terrain for sport fields, building sites
- Final park site should not be divided by future alignment of Rose Ranch Road

City of San Marcos  
Parks Master Plan

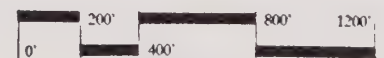


Figure 23



## **Poinsettia Neighborhood Park (N5), Figure 24**

The Poinsettia Park will be located in the area east of Poinsettia Avenue and south of La Mirada Drive, possibly in conjunction with a new school site. The park will be 16 to 20 acres in extent with both active sports facilities and more passive park areas as well as a community pool requiring six acres (including parking needs) of reasonably level land and a community building of approximately 6,500 square feet.

The City of Vista General Plan shows a major open space area including a proposed park site in the area to the west of Poinsettia Avenue. There is a significant opportunity for linkage of the two cities' proposals.

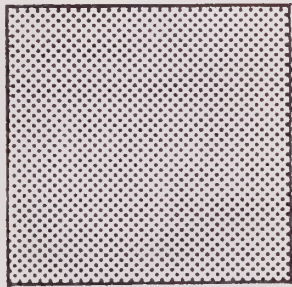
### *Program*

- Two softball fields
- One multipurpose field (soccer/football)
- Four tennis courts
- Two basketball courts
- Community swimming pool
- Open field play area
- Playground and tot lot
- Picnic area/barbecue facilities
- Community building
- Snack bar/concession
- Permanent rest rooms
- Parking

### *Financing*

This area is mostly undeveloped and includes several large ownerships. The primary methods for acquiring park land and financing facility development costs include negotiated development agreements, Quimby Act parkland dedication or in-lieu fees, and a Mello-Roos community facilities district. The Mello-Roos community facilities district or an assessment district may finance maintenance costs; otherwise, general funds will be used. User fees, particularly for use of the community pool, can contribute to funding maintenance costs.

# POINSETTIA NEIGHBORHOOD PARK (N5)



Park Site Size: 16 - 20 acres

Location



Park size: 16 - 20 acres

Park Development Zone: 70 acres

Siting Criteria:

- Site park adjacent to future school if feasible
- Link to citywide open space system
- 10 acres minimum of level terrain for playfields, pool, community building and parking
- Final park site should not be divided by future alignment of Linda Vista Road Extension

City of San Marcos  
Parks Master Plan



Figure 24

## **Hollandia Dairy Neighborhood Park (N6), Figure 25**

Within the boundaries of the Hollandia Dairy specific plan there will be a neighborhood park facility of 12 to 20 acres. Given the presence of proposed industrial land use in the specific plan there is an important opportunity to locate some active lighted sports facilities at the dairy site, possibly between Mission Road and the light rail right-of-way. This opportunity is especially important as the Richland area of town around the dairy is both closer to buildout and has higher density residential use making the provision of adequate local parks provision more difficult than in some other areas of the city.

It is possible that the park provision at the dairy could be split into two sites: a more active park adjacent to the proposed industry and a more passive site adjacent to the proposed school. In addition to the parks requirements, there is a need to locate a trail through the site from the light rail right-of-way connecting to the park(s) and on to the trail at Borden Road.

### *Program*

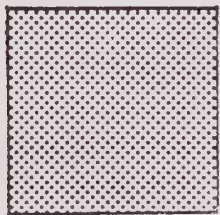
Four lighted baseball fields  
Two softball fields  
One multipurpose field (soccer/football -- may be in a combination layout with the softball fields)  
Four tennis courts  
Open field play area  
Playground and tot lot  
Picnic area/barbecue facilities  
Onsite resident's building  
Snack bar/concession  
Permanent rest rooms  
Parking

### *Financing*

This area is a combination of existing higher density residential areas, with some areas available for in-fill residential subdivision development, and significant areas targeted for industrial development. The park development zone falls within a specific plan area and the primary acquisition and development funding will be through development agreement. Secondary methods for acquiring park land and financing development costs in this area include a proposed public facility fee for industrial development, Quimby Act in-lieu fees from residential subdivisions, and general funds. A benefit assessment district may also be formed for park development and maintenance; otherwise, general funds will be needed. User fees and food concession revenue may contribute to funding maintenance costs.



# HOLLANDIA DAIRY NEIGHBORHOOD PARK (N6)



Park Site Size: 12 - 20 acres

Location



Park Size: 12 - 20 acres

Park Development Zone: 65 acres

Siting Criteria:

- Site park with connection to open space corridor and trail link
- 10 acres minimum level terrain for active field sports
- Field sports should be sited to allow for night lighting
- Passive program uses of picnic & playground areas could be located adjacent to residential

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Figure 25

## **Mission Neighborhood Park (N7), Figure 26**

The Mission Park site will be located opposite San Marcos Junior High School in-between Mission Road and Route 78. The 6- to 14-acre site will focus on active sports facilities. Because of the site's location in an industrial area, it is an ideal opportunity for night lighting.

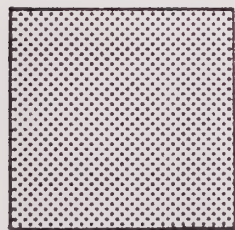
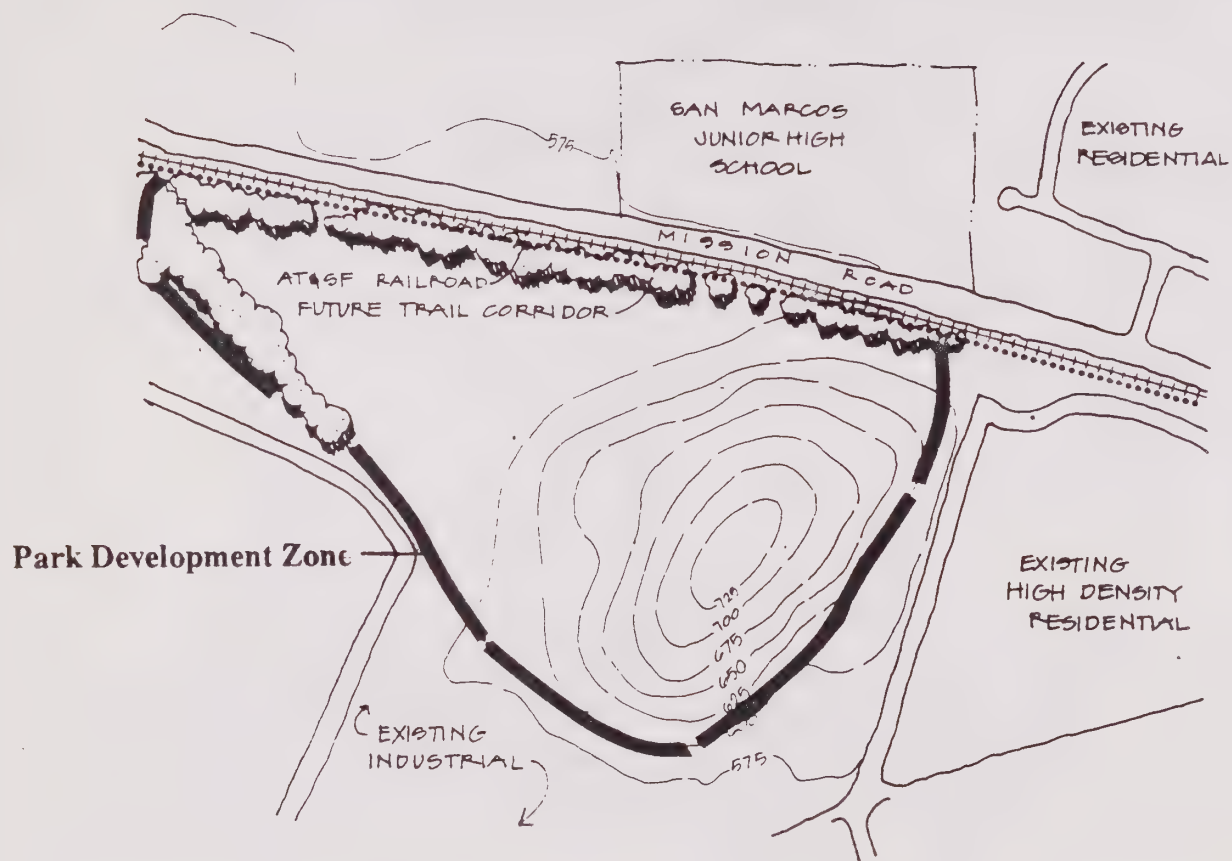
### *Program*

- Two lighted baseball fields
- Two softball fields
- Four tennis courts
- Two basketball courts
- Neighborhood swimming pool
- Playground and tot lot
- Picnic area/barbecue facilities
- Onsite resident's building
- Snack bar/concession
- Permanent rest rooms
- Parking

### *Financing*

The area has a combination of existing residential areas with in-fill development opportunities, institutional use, and a surrounding industrial area. Since the park is near Palomar College and San Marcos Junior High School, joint-use agreements are possible. The City would have to fund its portion of acquisition and development costs with a combination of public facility fees, including industrial fees, Quimby Act in-lieu fees, and general funds. An assessment district may be formed to finance development or maintenance costs; otherwise, general funds will be needed. Snack bar concessions and user fees can contribute to the funding of maintenance costs.

# MISSION NEIGHBORHOOD PARK (N7)



**Park Site Size: 6 - 14 acres**

Location



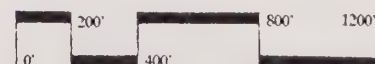
**Park Size: 6 - 14**

**Park Development Zone: 50 acres**

**Siting Criteria:**

- Locate park with connection to trail corridor
- Road access to park from surrounding roads so as not to cross AT & SF Railroad
- 6 acre minimum level terrain for active field sports
- Field sports should be sited to allow for night lighting

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Parks Master Plan**



**Figure 26**



### **Knob Hill Neighborhood Park (N8), Figure 27**

This site, of approximately three acres, is to be dedicated to the city as part of the development agreement for an 80-unit apartment complex to be built in the eastern section of the Richland Community about half a mile north of Route 78. Located adjacent to a new school, the site will include mostly passive facilities. There will be a small building constructed on the site to serve as a day-care/latchkey facility. Although the site is too small to meet the definition of neighborhood park, it has been "grandfathered" into that category. The entire development project is under negotiation in the planning phase at present, but dedication and commencement of design for the site is anticipated by the end of 1989.

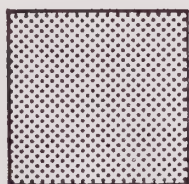
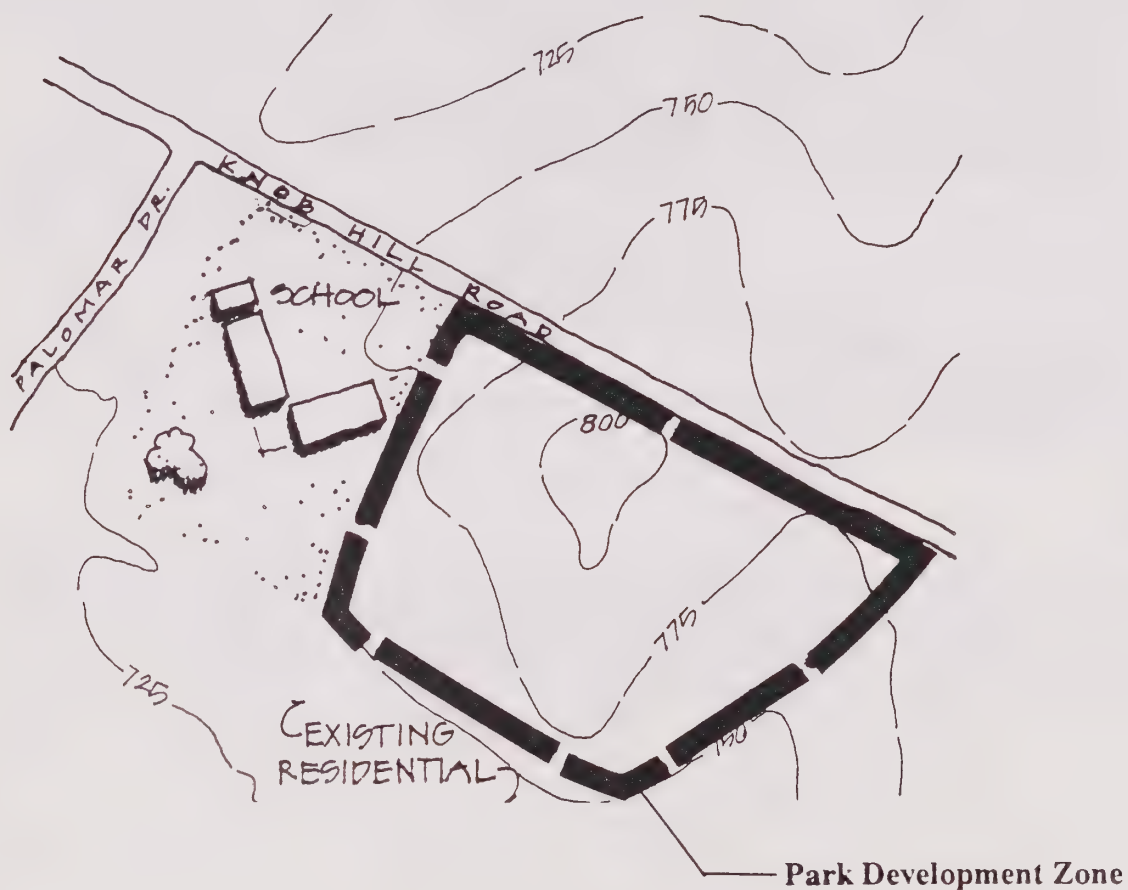
#### *Program*

Open field play  
Playground and tot lot  
Picnic area/barbecue facilities  
Latchkey/daycare facility with adjacent enclosed outdoor play area and attached rest rooms available to park users  
Parking

#### *Financing*

Since this park will be acquired through a negotiated development agreement, the City will only have to finance the community center and facility maintenance. A benefit assessment district may be formed; otherwise, general fund revenue will be used. Grants may be pursued for social service programs at the park.

# KNOB HILL NEIGHBORHOOD PARK (N8)



Park Site Size: 3 acres

Location



Park Size: 3 acres

Park Development Zone: 14 acres

Siting Criteria:

- Adjacent to or trail connection to school

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Figure 27

## **Jacks Pond Neighborhood Park (N9), Figure 28**

Jacks Pond Park will be located around the existing Jacks Pond water feature, between La Moree Road and Barham Drive. The 6- to 14-acre site will include the relatively level area south of the Pond which is suitable for an open field play area and a parking lot. The park will serve both passive recreational uses and also as a trail staging area. Multiuse trails will lead from the park both southwest towards South Lake and Double Peak Regional Park and north towards the trails system in Twin Oaks Valley and linking into Escondido. It is recommended that the pond be stocked for fishing. Access will be from La Moree Road.

### *Program*

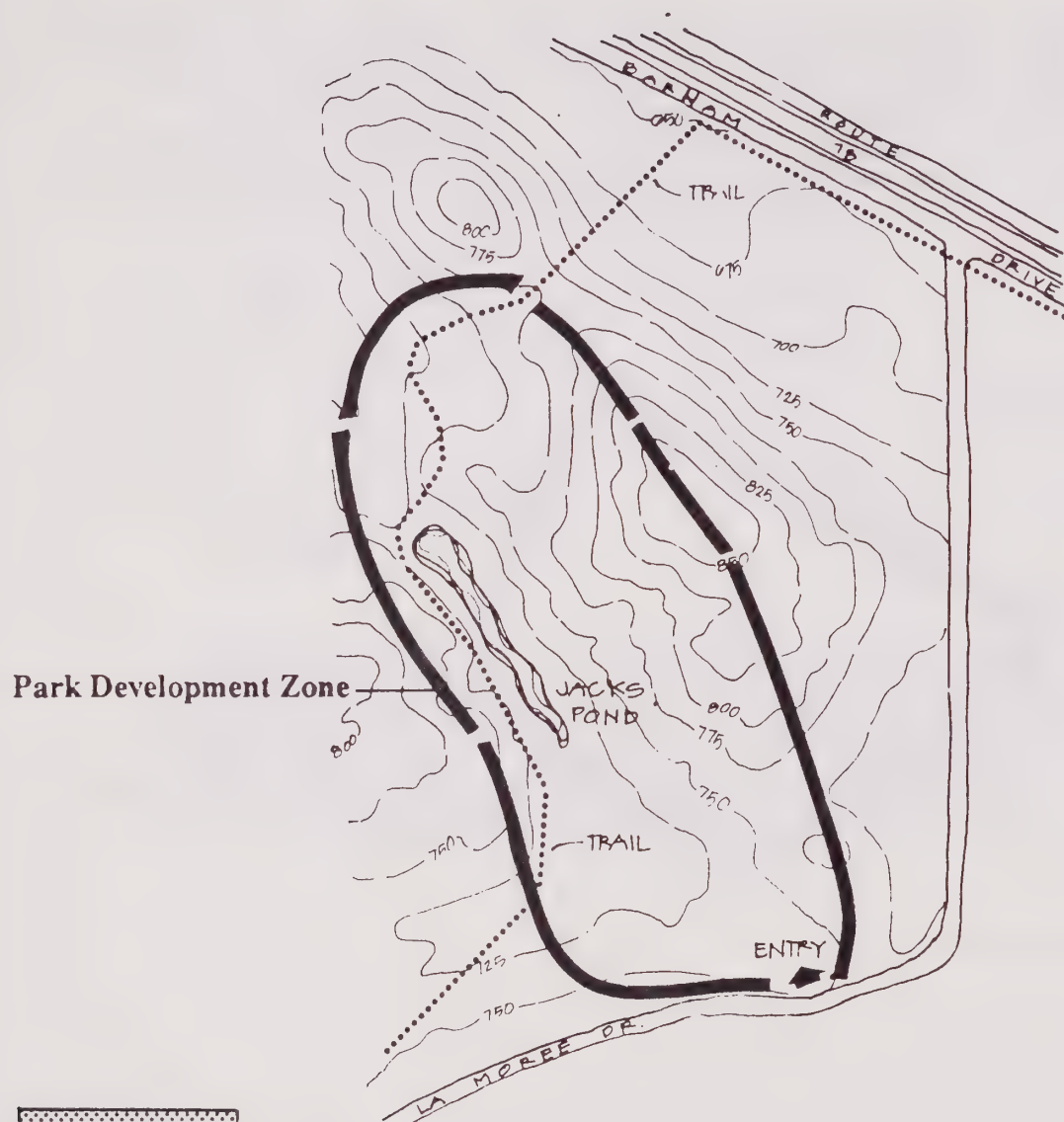
- Open field play
- Playground and tot lot
- Picnic area/barbecue facilities
- Trail staging area
- Fishing
- Permanent rest rooms
- Parking

### *Financing*

The area around this park is mostly undeveloped large ownerships. The primary method for acquiring this park is through negotiated development agreements. Quimby Act park land dedication or in-lieu fees, and public facility fee revenue may also contribute. A Mello-Roos community facilities district or an assessment district may be formed to finance facility development costs and maintenance costs; otherwise, general fund money will be needed. User fees and concession revenue from fishing operations can contribute to funding maintenance costs.



# JACKS POND NEIGHBORHOOD PARK (N9)



Park Site Size: 6 - 14 acres

Location



Park Size: 6 - 14 acres  
 Park Development Zone: 40 acres  
 Siting Criteria:

- Focus park site on Jacks Pond
- Allow for connection to trail system
- 3 acre minimum level terrain for open fields, staging area, and parking
- Parking should be adequate to support trail staging

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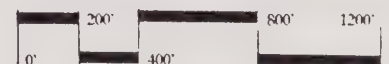


Figure 28

### **Viewpoint Neighborhood Park (N10), Figure 29**

Viewpoint Park will be a 6- to 10-acre neighborhood park located on a knoll roughly half way between San Marcos Boulevard and Rancho Santa Fe Road. The site falls roughly close to an open space corridor as indicated in the San Marcos General Plan and will be linked by a trail towards the city center and potentially westward beyond the city boundaries. The steep slopes in the area are not suitable for the development of active sports facilities, and the park will have an essentially passive character.

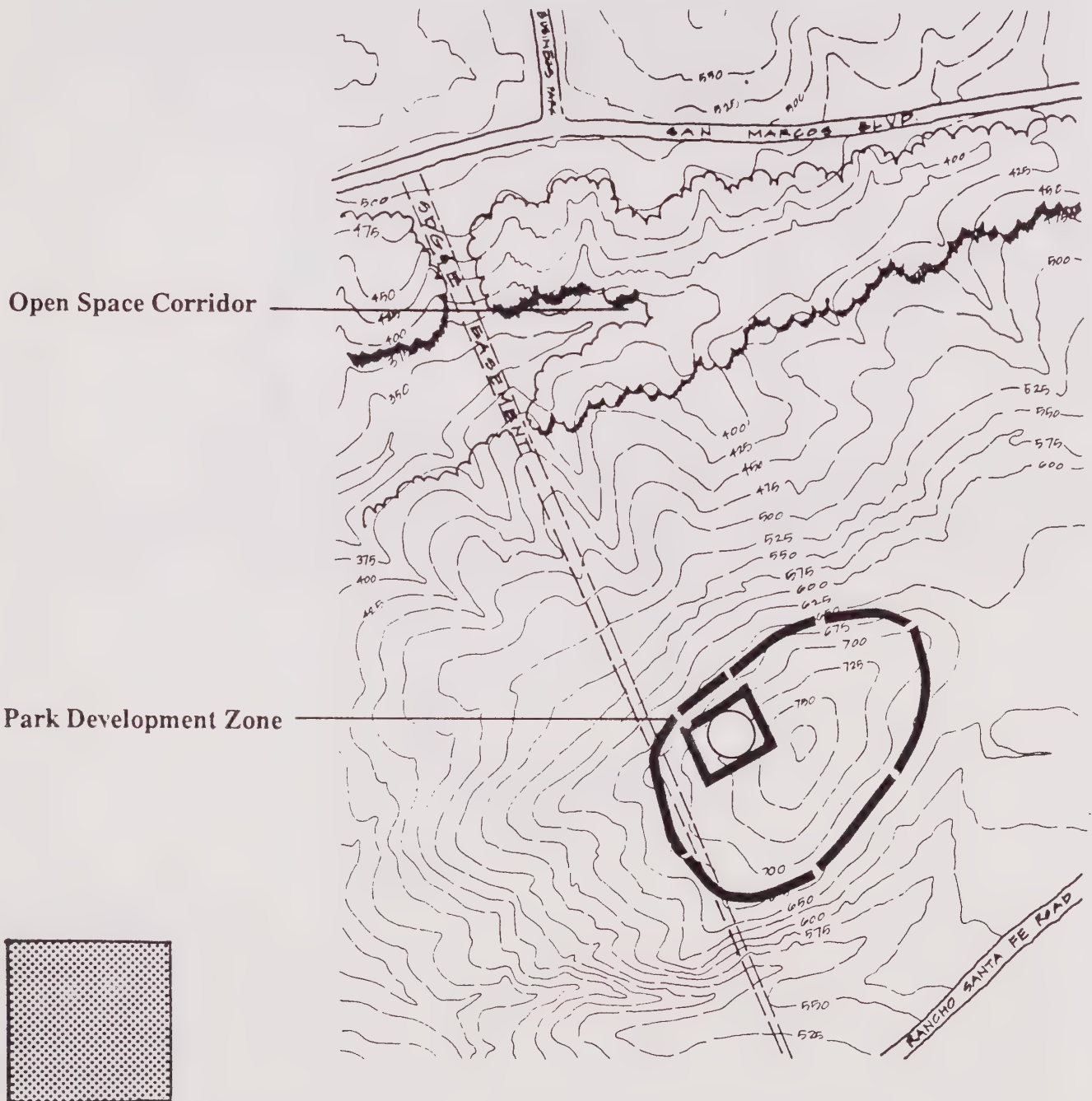
#### *Program*

Open field play  
Playground and tot lot  
Picnic area/barbecue facilities  
Permanent rest rooms  
Parking

#### *Financing*

This area includes some larger ownerships in which residential and office development is planned. The primary methods of financing include public facility fee revenue, Quimby Act in-lieu fees, and general revenues. If the right site is available, the park might be acquired through a negotiated development agreement. An assessment district may be formed to finance maintenance costs; otherwise, general fund money will be needed.

# VIEWPOINT NEIGHBORHOOD PARK (N10)



Park Site Size: 6 - 10 acres

Location



Park Size: 6 - 10 acres

Park Development Zone: 28 acres

Siting Criteria:

- Locate park with trail connection to open space corridor
- 1 acre minimum level terrain for parking and open fields
- Alternative park development zone in open space along San Marcos Boulevard

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Figure 29



### **Questhaven Neighborhood Park (N11), Figure 30**

Questhaven Park will be a 6- to 10-acre neighborhood park located southeast of South Lake with access from the proposed extension of Twin Oaks Valley Road to Questhaven Road. The park will abut or surround a small water feature allowing for some fishing. Aside from tennis facilities, the park will feature essentially passive recreation opportunities as the steeply sloping ground prohibits any extensive active field development.

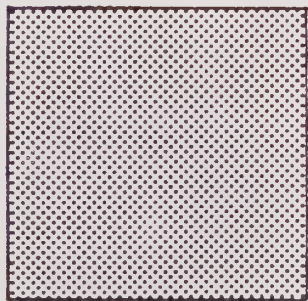
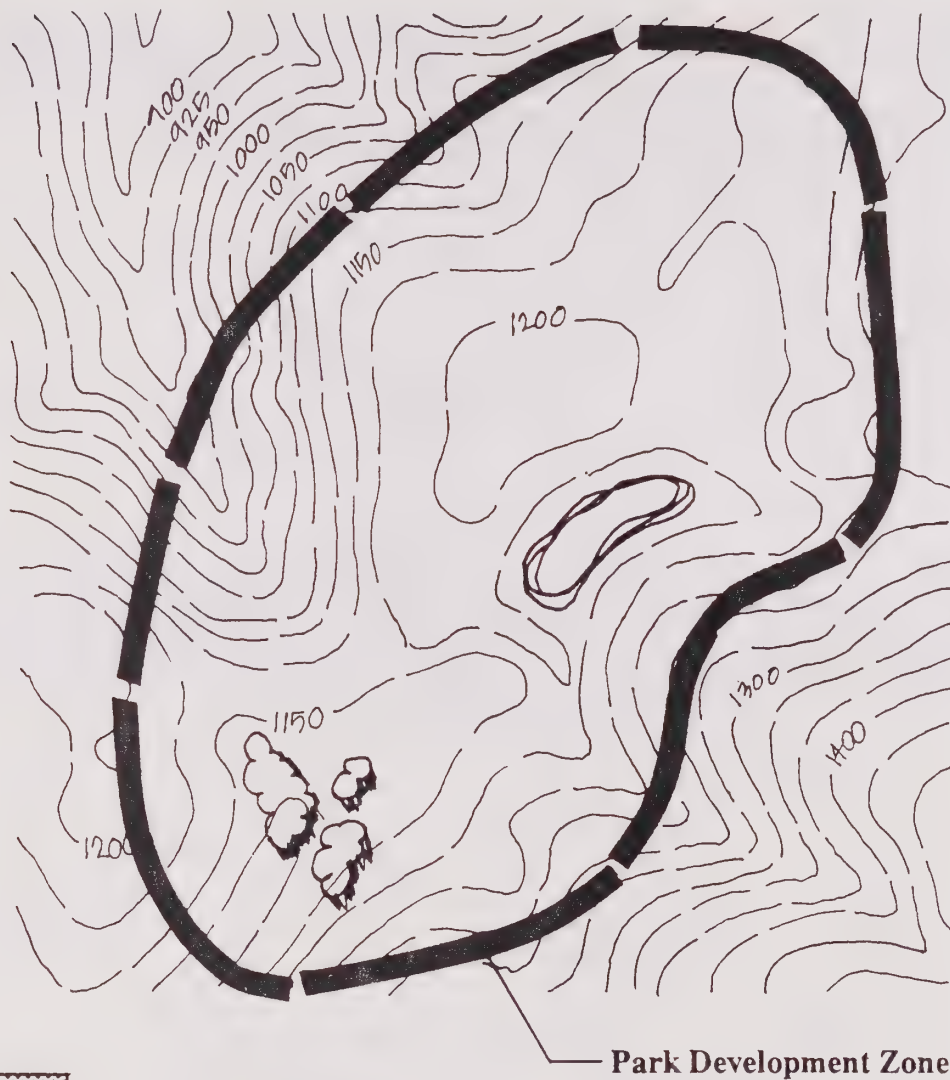
#### *Program*

Four tennis courts  
Playground and tot lot  
Picnic area/barbecue facilities  
Fishing  
Permanent rest rooms  
Parking

#### *Financing*

This areas still includes some undeveloped large ownerships. The primary method for acquiring the park land is through development agreements and Quimby Act park dedication or in-lieu fees. A Mello-Roos community facilities district or an assessment district may be formed to assist in funding facility development costs and maintenance. User fees from fishing operations may also contribute to funding maintenance costs.

# QUESTHAVEN NEIGHBORHOOD PARK (N11)



Park Site Size: 6 - 10 acres

Location



Park Size: 6 - 10 acres

Park Development Zone: 500 acres

Siting Criteria:

- Focus park on small pond
- 1 acre minimum level terrain for courts and parking

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Figure 30

### **Elfin Forest Neighborhood Park (N12), Figure 31**

Elfin Forest Park will be located close to the intersection of Questhaven Road and Elfin Forest Road. The site will be linked into the wider recreation network by a multiuse trail possibly following the alignment of the Second San Diego Aqueduct. The site will have an active sports focus requiring approximately eight acres of reasonably level ground (including allowance for two acres of parking). The park will occupy 16 to 20 acres.

#### *Program*

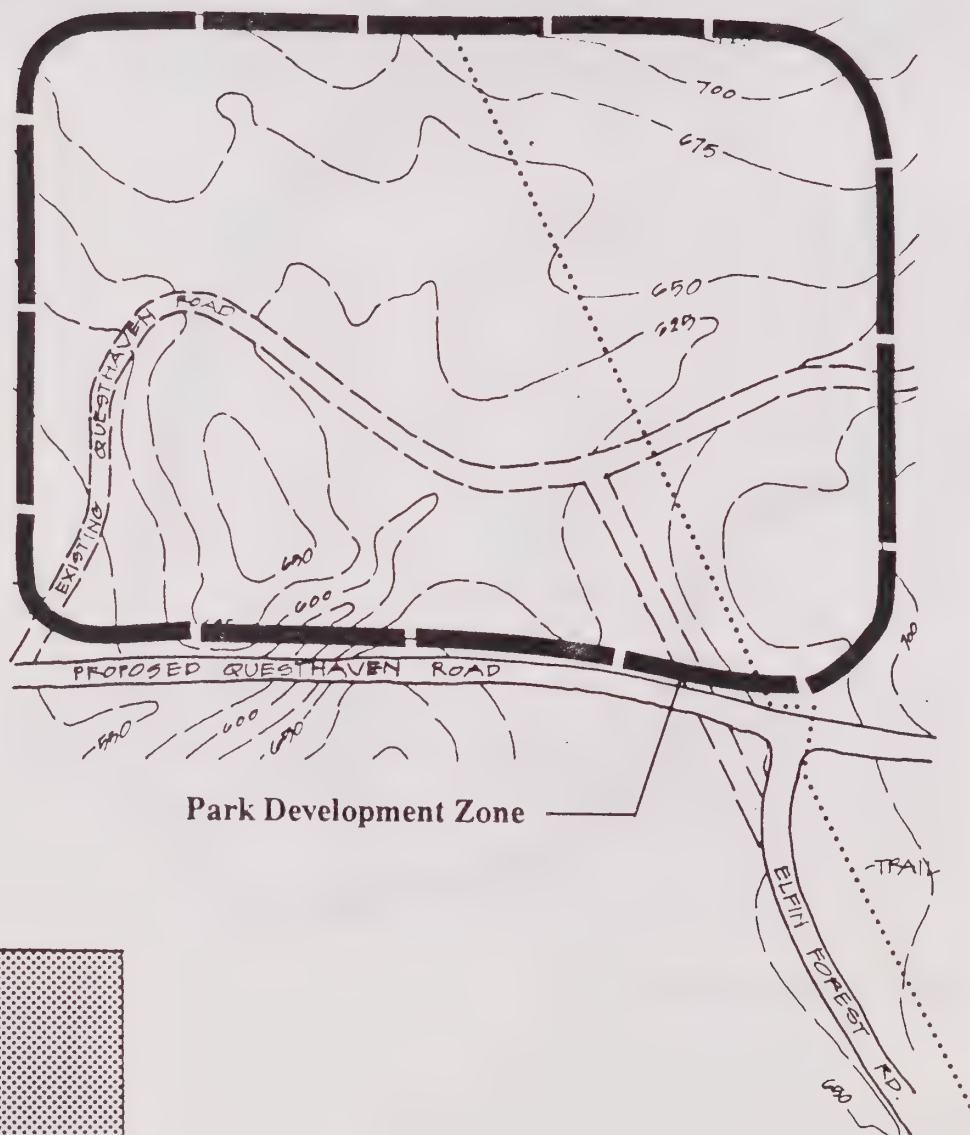
- Two softball fields
- One multipurpose field (soccer/football)
- Four tennis courts
- Two basketball courts
- Neighborhood pool
- One acre open field play
- Playground and tot lot
- Picnic sites/barbecue facilities
- Community building
- Snack bar/concession
- Permanent rest rooms
- Parking

#### *Financing*

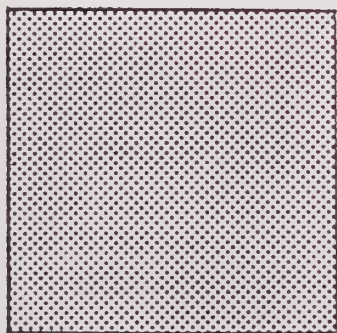
The park development zone for this park falls within a major specific plan area. The primary method for acquiring the park land, therefore, is through development agreements and Quimby Act land dedication or in-lieu fees. A Mello-Roos community facilities district or an assessment district may be formed as well; otherwise, general funds will be needed.



# ELFIN FOREST NEIGHBORHOOD PARK (N12)



Park Development Zone



Park Site Size: 16 - 20 acres

Location



Park Size: 16 - 20 acres  
Park Development Zone: 80 acres  
Siting Criteria:

- Locate park with connection to trail corridor along aqueduct
- Final park site should not be divided by future alignment of Questhaven Road
- 8 acres minimum level terrain for field and court sports and parking

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Figure 31

## Community Parks

### Merriam Community Park (C1), Figure 32

The 26- to 46-acre Merriam Community Park will be located in the area north of Deer Springs Road in a natural bowl shaped section of valley in the Merriam Mountains. The area features both relatively flat land in the valley floor and steep slopes of north, south, east, and west aspects. The area is at present undeveloped and includes both mixed chaparral and riparian vegetation, the latter manifesting intermittent surface drainage courses.

The variety of micro climates and the ecological diversity of the area lend themselves to supporting existing conceptual ideas for a botanical garden in the area. The site could also form a good location for a nature center. The program for the site reflects these and other complementary passive park uses.

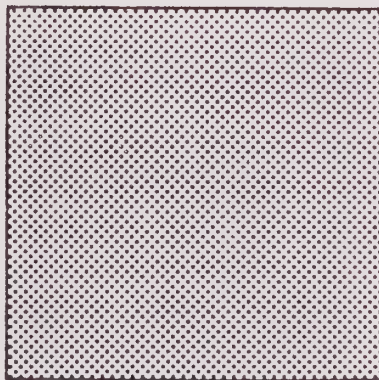
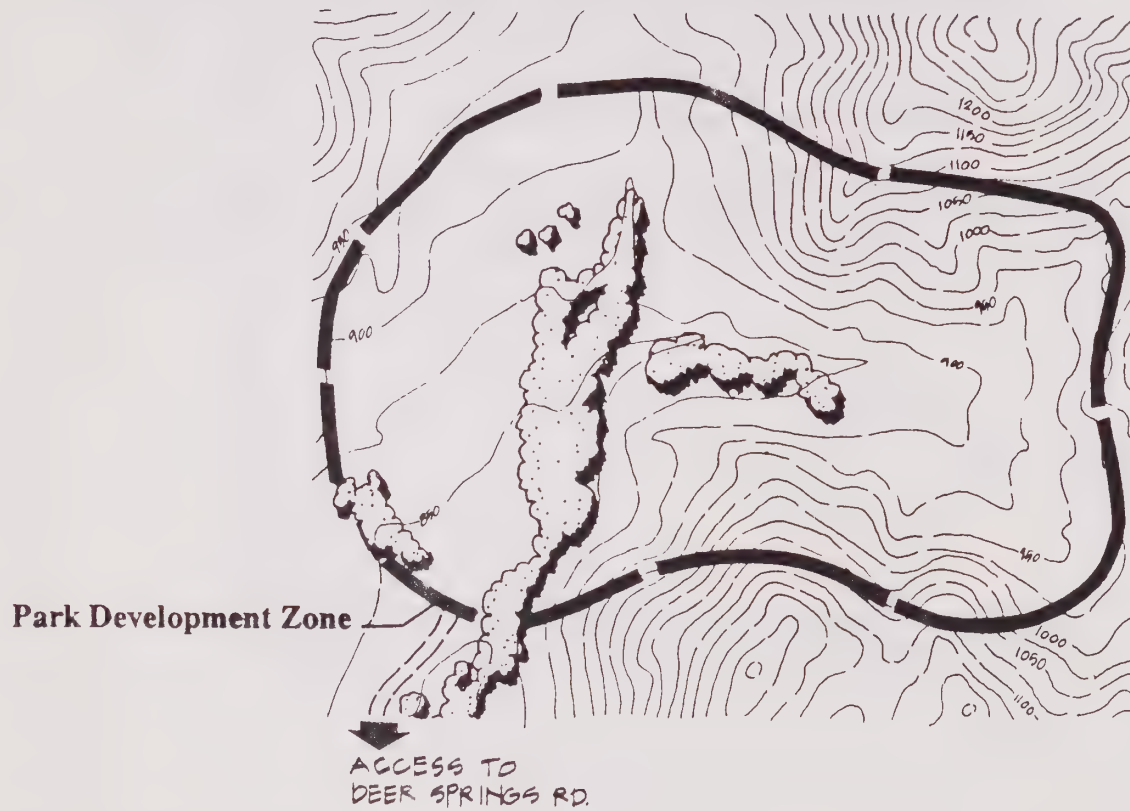
#### *Program*

- Playground and tot lots
- Picnic sites/barbecue facilities
- Trail staging area
- Blind trail
- Nature trail
- Wilderness area
- Onsite resident's building
- Snack bar/concessions
- Permanent rest rooms
- Parking
- Possible nature center
- Botanical Gardens

#### *Financing*

This area includes undeveloped land under large ownerships. The primary method of acquiring the park land is through development agreements. Quimby Act park land dedication or in-lieu fees and public facility fees may also be used if the surrounding area is subdivided into smaller residential lots. A Mello-Roos community facilities district or an assessment district may be formed to help fund facility costs and maintenance. Given the nature trail, blind trail, and wilderness area in the park, state grants should be pursued. The Botanical Gardens may be developed and maintained by a nonprofit community organization. Food concession revenue may also help fund maintenance costs.

# MERRIAM COMMUNITY PARK (C1)



Park Site Size: 24 - 46 acres

Location



Park Size: 26 - 46 acres

Park Development Zone: 90 acres

Siting Criteria:

- Locate park site to take advantage of site diversity and natural features

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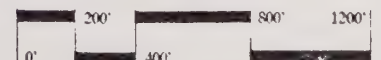


Figure 32



### **Walnut Grove Community Park (C2), Figure 33**

A community park of between 42 to 46 acres is proposed close to the intersection of Twin Oaks Valley Road and Deer Springs Road. The site will comprise both the existing parkland (see Section 3.5 "Existing Parks and Recreation Facilities") and new acreage yet to be acquired by the city.

The future program of the park will continue to reflect its current split between equestrian activities and passive recreation such as picnicking and informal open field play sports. The site will also be developed to accommodate large special community events such as the Annual Chili Cook-off. With an anticipated attendance of up to 5,000 people, this "Community Event Space" will require at least ten acres of level land for the event space itself and associated parking. This area will only be used a few days in each year and can be grass field to be used for open field play for the majority of the year.

Because the land in the Walnut Grove Park area is flat and suitable for active sports, the site has also been identified as an optional location for the city to install softball and multipurpose soccer/football fields. The facilities required to meet active sports standards are projected at other sites, but future planning may identify a need for additional active sports locations.

#### *Programs*

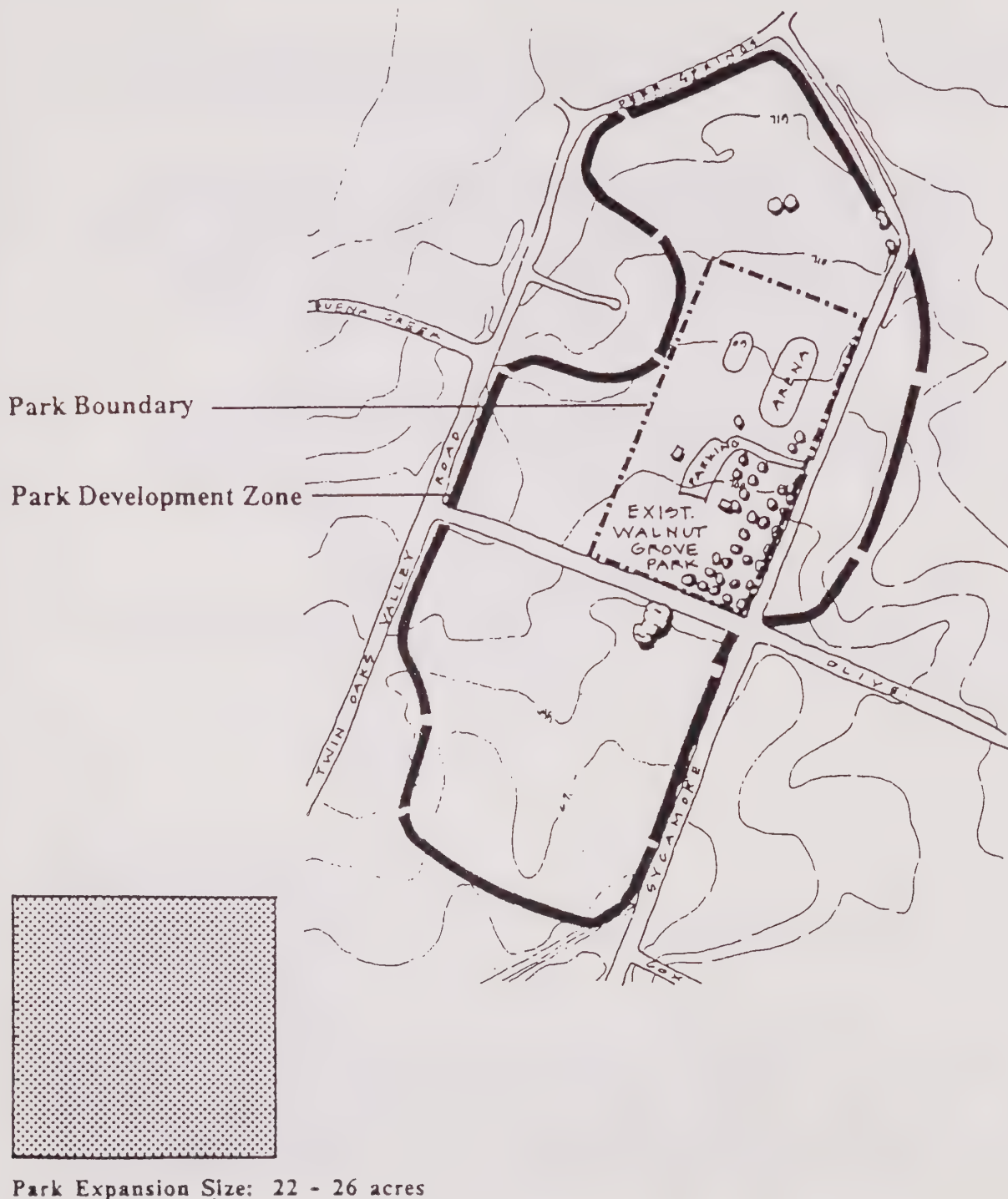
- Open field play
- Playground and tot lot
- Picnic sites/barbecue facilities
- Trail staging area
- Community building
- Onsite resident's building
- Snack bar/concession
- Permanent rest rooms
- Parking
- Equestrian facilities
- Community event space

Optional site for softball and multipurpose fields

#### *Financing*

This area includes a combination of existing large lot residential, agricultural use, and areas for infill subdivision development. Quimby Act park land dedication or in-lieu fees and public facility fee monies are the primary sources of funds for park acquisition and development. These sources may have to be augmented with general funds. Concessions from the snack bar and equestrian center and miscellaneous user fees could contribute to maintenance costs, with general funds financing the balance of maintenance costs.

# WALNUT GROVE COMMUNITY PARK (C2)



Location



Park Size: Existing: 20 acres  
Expansion: 22 - 26 acres  
Total: 42 - 46 acres

Park Development Zone: 40 acres

Siting Criteria:

- Tie design and character to existing park
- 10 acres minimum level terrain for multipurpose field
- Locate park expansion with connection to trail system

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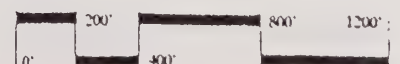


Figure 33

### Agua Hedionda Community Park (C3), Figure 34

Agua Hedionda Park will be an essentially passive park of 15 to 25 acres located to the northwest of the intersection of Las Posas Road and Borden Road in the western portion of the College Area close to Vista. The park is located within the open space area as indicated in the San Marcos General Plan. The site will be linked by trails leading north to Buena Park, east along Borden Road to Owen Mountain and Twin Oaks Valley, and south to the AT & SF railroad corridor regional trail. Because of its nodal location in the trail system, the park will feature one of the city's main trail staging areas. The parks location will take advantage of surface water features in the area which will allow for fishing.

#### *Program*

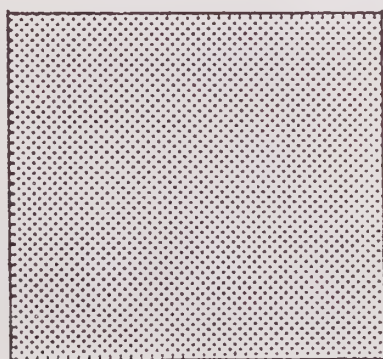
- Playground and tot lot
- Picnic sites/barbecue facilities
- Trail staging area
- Nature trail
- Fishing
- Wilderness area
- Onsite resident's building
- Snack bar/concession
- Permanent rest rooms
- Parking

#### *Financing*

This area includes undeveloped large ownerships. Some of the park land, therefore, may be acquired through negotiated development agreements. Quimby Act park land dedication or in-lieu fees and public facility fees may be used to acquire land and finance facility development costs. A Mello-Roos community facilities district may be formed as well to finance development and maintenance costs. Grants may be available for trails and wilderness areas. Finally, user fees from fishing operations and food concessions could help fund maintenance costs.



# AGUA HEDIONDA COMMUNITY PARK (C3)



Park Site Size: 15 - 25 acres

Location



Park Size: 15 - 25 acres

Park Development Zone: 75 acres

Siting Criteria:

- Locate park to connect with trail system
- Focus park on existing pond
- Parking should be adequate to allow for trail staging

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Figure 34

## Woodland Community Park (C4), Figure 35

The Woodland Park site will include both the existing park and a new park area to the northeast. The existing park features the city's swimming pool complex (see Section 3.5 "Existing Parks and Recreation Facilities") and the future program will retain the aquatic emphasis through the development of a new water play area. Additionally the program will include new active sports facilities and passive park areas. It is recommended that the city select a new use for Woods House which is located in Woodland Park. Options include a new site for the San Marcos Museum and/or a more general community use. The total site acreage for the park will be 18 to 22 acres.

The parcel of land to the northeast of the existing park included in the park development zone for Woodland Park is also under consideration as the location of new or expanded school facilities. Collaboration over use and purchase agreements will have to be reached with the school district.

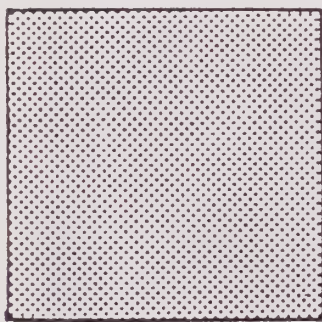
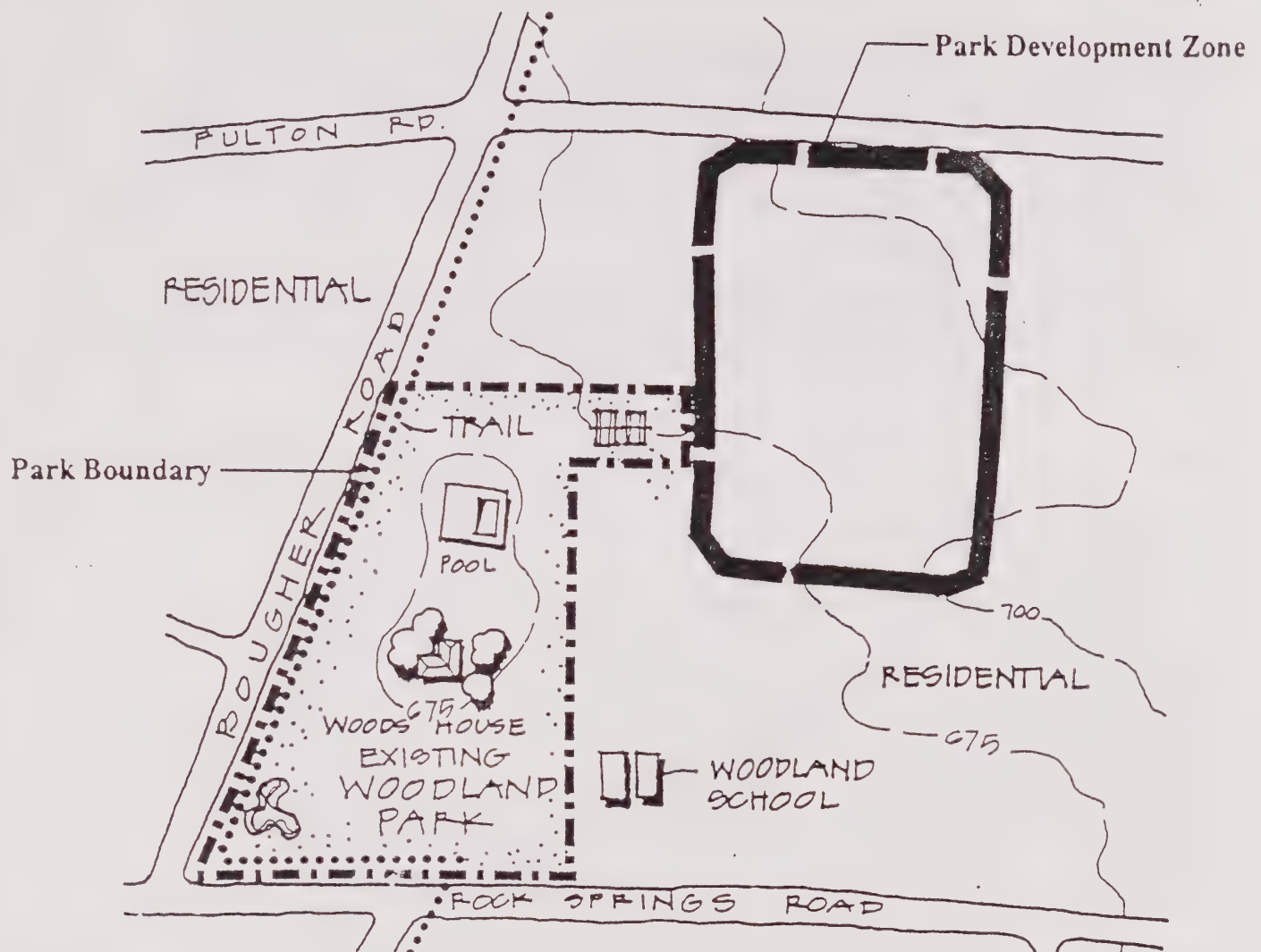
### *Program*

- Two new softball fields
- Two existing tennis courts
- Four new tennis courts
- Existing community swimming pool complex
- New water play area
- Open field play
- Playground and tot lot
- Picnic sites/barbecue facilities
- Community building
- Onsite resident's building
- Snack bar/concession
- Permanent rest rooms
- Parking
- Museum

### *Financing*

This area is within an existing residential neighborhood. Consequently, funding sources are more limited. A joint-use agreement with the school district could help reduce acquisition and development costs for the City. The most likely combination of funds for financing the development of this park is Quimby Act in-lieu fees, public facility fees, and general funds. Concession revenue and user fees can contribute to maintenance costs in this park.

# WOODLAND COMMUNITY PARK (C4)



Park Expansion Size: 7 - 11 acres

Location



Park Size: Existing: 11 acres  
Expansion: 7 - 11 acres  
Total: 18 - 22 acres

Park Development Zone: 15 acres

Siting Criteria:

- Locate park expansion to coordinate with existing park facilities and school site

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Figure 35



## Bradley Community Park (C5), Figure 36

Bradley Park will be expanded beyond the existing 34-acre park. The existing emphasis in the park on active sports facilities will continue; the park will be the primary site for active sports in the city. In addition to the existing facilities (see Figure 11), expansion into the park development zone illustrated in Figure 36 could include a court sports complex, and a city gymnasium as well as football and soccer fields, and baseball diamonds. The gymnasium could be sited in a number of locations across the city, including the possibility of a joint use location at one of the city's educational establishments. Locating the facility at Bradley park responds to two primary siting criteria: good access, and location out of residential neighborhoods.

Of the existing 34 acres, 11 acres are already developed and a further 13 are under development. (See Section 3.5, "Existing Parks and Recreation Facilities.") The remainder of the existing site will be required for active sports facilities in addition to new acreage. Because of the park's location in an industrial zone, it is ideally suited for night lighting. In order to accommodate the program listed below, an additional 20 to 32 acres would be required to augment the existing 34 acres.

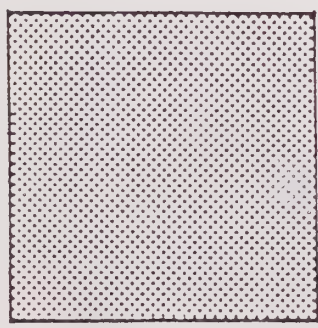
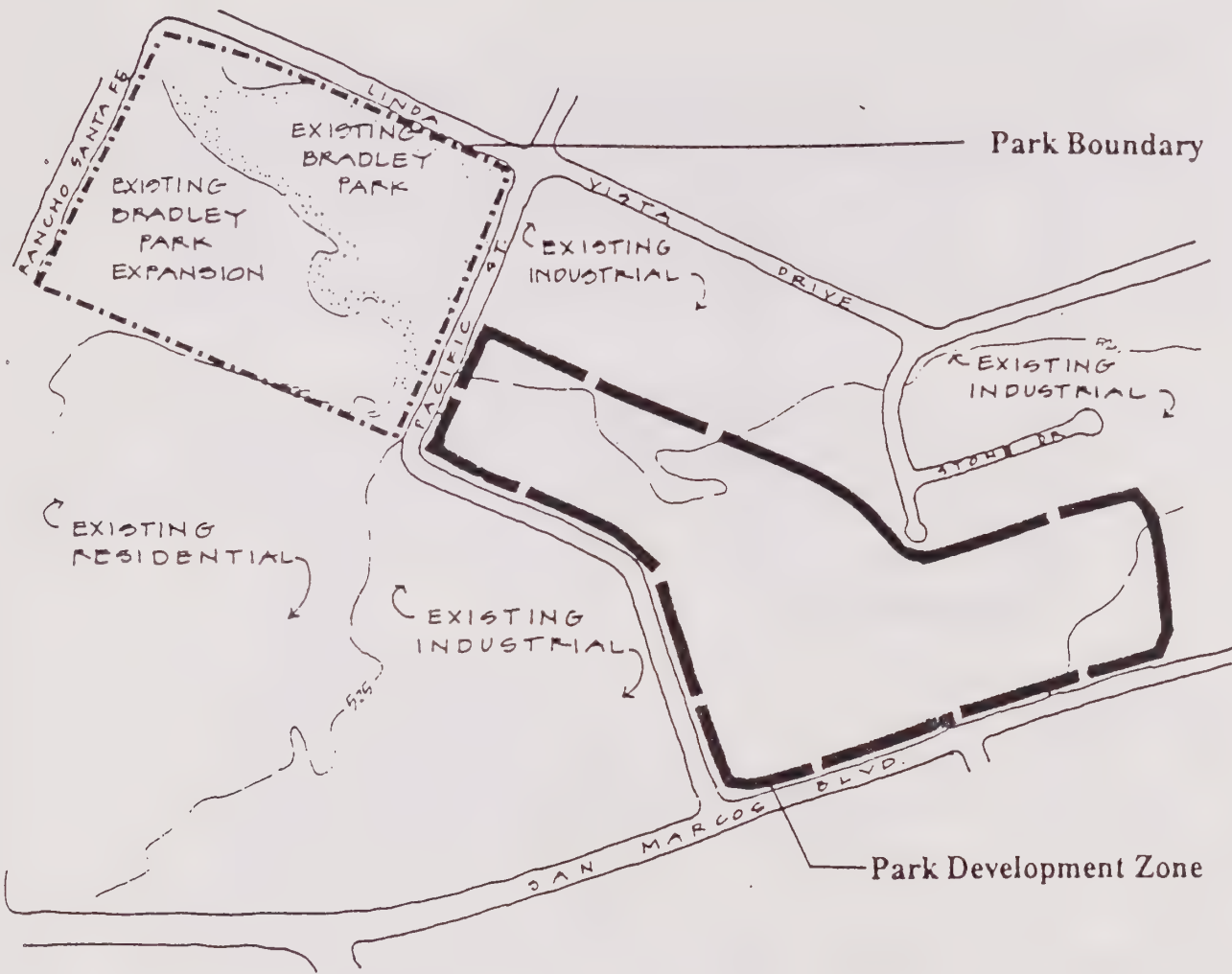
### *Program*

- Two existing lighted baseball fields
- Four new lighted baseball fields
- Two existing unlighted softball fields
- New combination multipurpose soccer/football field and four softball fields
- Two lighted soccer fields (one existing field, one under development)
- One lighted football field
- One basketball court (under development)
- Horseshoe court (existing)
- Open field play
- Playground and tot lot
- Picnic sites/barbecue facilities
- Community youth building (existing)
- Onsite resident's building
- Snack bar/concession
- Permanent rest rooms
- Parking
- Outdoor sports arena, 200 feet by 85 feet
- City gymnasium requiring a 4- to 6-acre site including parking
- Court sports complex with night lighting including eight tennis courts, four basketball courts, and four volleyball /badminton courts, including parking and changing facilities, rest rooms, concessions, etc., the complex will require 4 to 6 acres.

### *Financing*

Since this park is in an industrial zone, public facility fees from industrial development may help finance additional park acquisition and development. Quimby Act in-lieu and other public facility fees collected in the service area may also be used. Given some of the built facilities in the park, such as the court sports complex, the sports arena, and the gymnasium, certificates of participation may be used. User fees and concession revenue from food outlets and perhaps private, nonprofit operation of the court sports complex would contribute to funding maintenance costs. General funds probably will have to be used to finance a portion of development and maintenance costs.

# BRADLEY COMMUNITY PARK (C5)



Park Expansion Size: 20 - 32 acres

<p>Location</p>	<p>Park Size: Existing: 34 acres Expansion: 20 - 32 acres Total: 54 - 66 acres</p> <p>Park Development Zone: 40 acres</p> <p>Siting Criteria:</p> <ul style="list-style-type: none"> <li>• Provide connection across Pacific Street</li> <li>• Screen nightlighting from residential areas</li> </ul>	<p>City of San Marcos Parks Master Plan</p> <p>Figure 36</p>
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## La Moree Community Park (C6), Figure 37

The 30-acre community park site is located adjacent to La Moree Road close to the proposed California State University campus.

Conceptual approval has been gained from City Council to locate a social services complex on the site, to be developed and operated in collaboration with nonprofit community organizations. The remainder of the site will be developed as a park, with facilities serving both the onsite complex and the surrounding area. The land for this site has recently been dedicated to the city. San Diego Gas and Electric are planning a major new power line which will require a 30-foot wide easement running along the southern portion of the site. There will be a number of trails leading from the site and the power line easement could be used for the alignment of trail linkages.

### *Program*

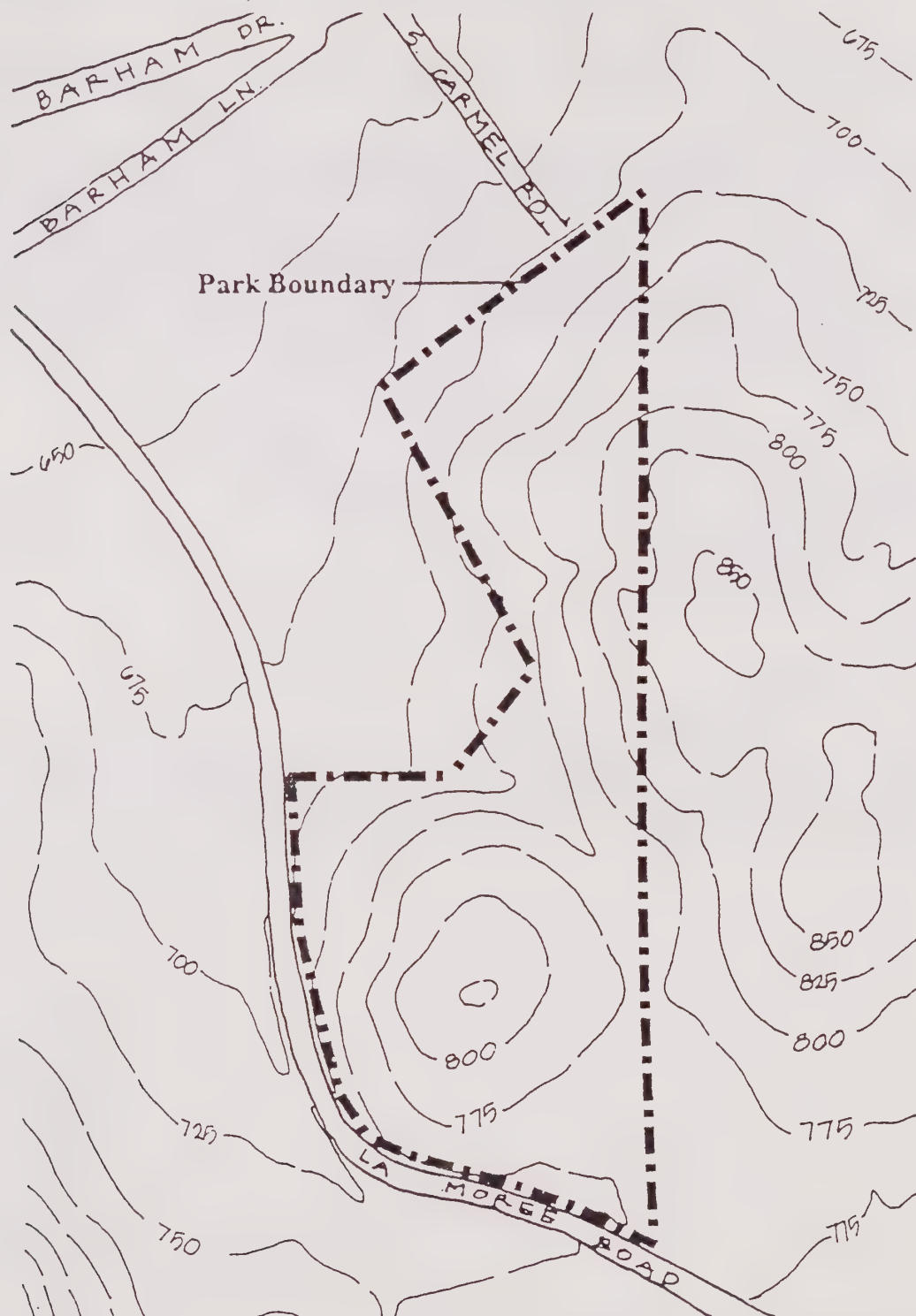
- Two basketball courts
- Open field play area
- Playground and tot lot
- Picnic sites/barbecue area
- Community services complex
- Parking

### *Financing*

State grants and general funds have already been designated as the financing sources for this park. These funds could be augmented by Quimby in-lieu fees collected in the service area and fund-raising by nonprofit community organizations for the community services complex. Maintenance costs will be funded primarily from general funds, with user fees a contributing source.



# LA MOREE COMMUNITY PARK (C6)



Location



Park Size: 30 acres

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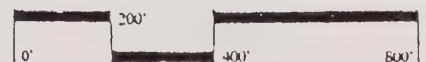


Figure 37

## Discovery Community Park (C7), Figure 38

The existing proposals for the 57-acres Discovery Park (see Section 3.6) are encompassed by the Parks Master Plan; the fairly detailed program already developed for the park's two parcels are consistent with the citywide distribution of recreation facilities developed in the Master Plan.

The proposals for the site include a large-scale miniature railroad (5/12 actual scale, 15-inch gauge) to be operated by a new nonprofit corporation. The establishment of the railroad will require collaboration between the city and the corporation. Initial negotiation suggests that the city: would donate or lease the land to the corporation, would complete basic grading as part of its normal park development expenditure, and would provide parking at the railroad terminus. The corporation would in turn be responsible for: the acquisition and installation of all features of the railroad itself, including track, locomotives and rolling stock, stations and maintenance structures, etc. and continued development operation and maintenance of the railroad. A user fee would be charged to cover operating costs and possibly generate additional revenues which could be paid to the city. Differential user fee structures could be developed with lower or no fee for city residents and higher fees for non-residents.

It is suggested that the design and layout of the railroad buildings such as a station and locomotive sheds be integrated with the design of other built facilities in the park forming a focused main entry area to the park.

The western most parcel of the park is to be dedicated by the Applewild development and will be developed first. The extension of the park to the southeast will form a link, decreasing in intensity of use towards the proposed park at South Lake. The City is currently negotiating ownership of the land; development will be phased between 1990 - 1995.

The park will essentially focus on passive recreation and will potentially include the following program which is a synthesis of information supplied by the city:

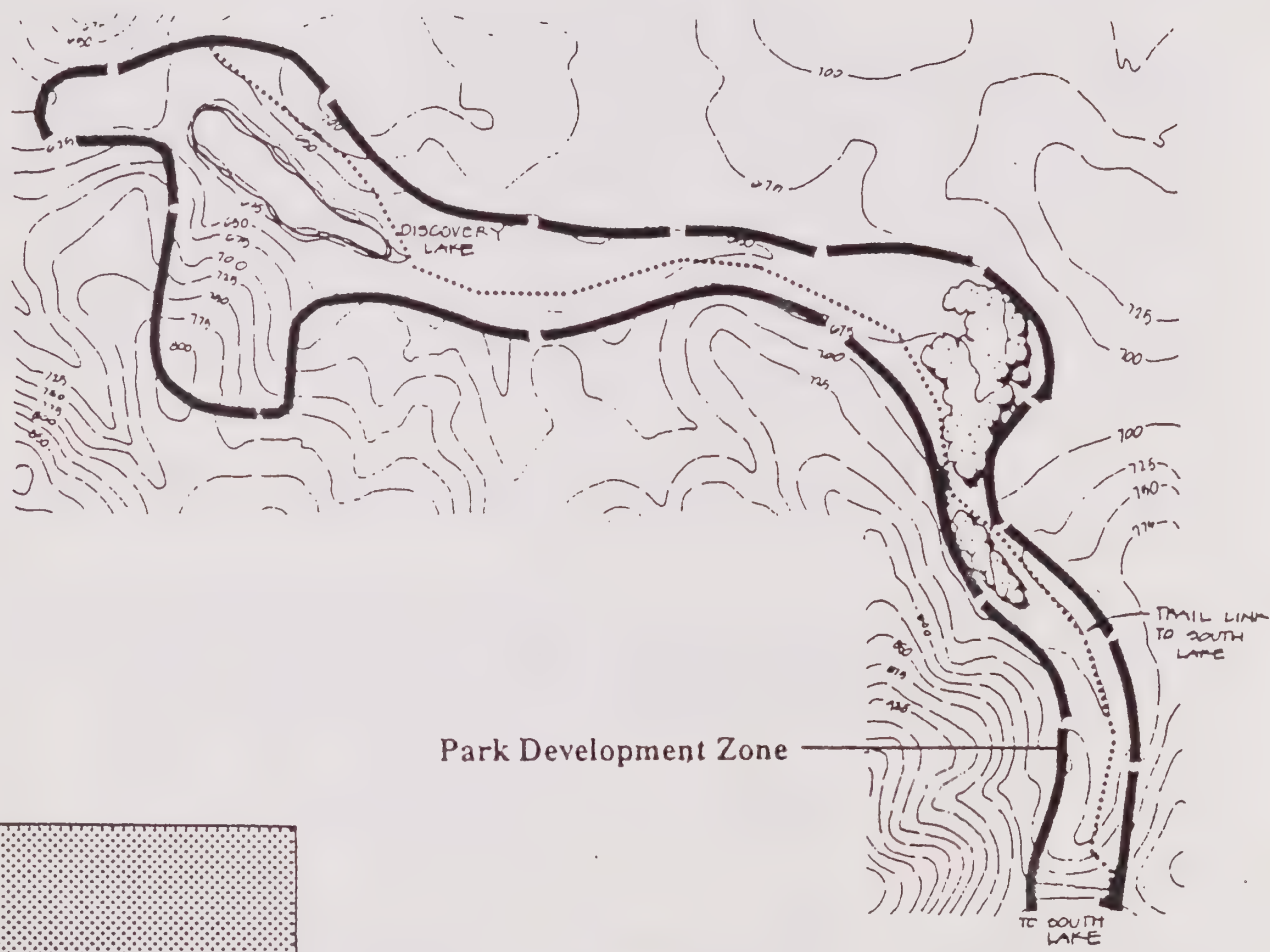
### *Program*

Group court sports (volleyball, paddleball, horseshoes)	Picnic areas (both individual and group sites)	Youth day camping site	Dog run area
Water play area	Biking, hiking, and	Group camping	Horticulture garden
Exercise course	equestrian trails	Onsite resident's building	Mountain bike area
Open field play	A trail for the blind	Permanent rest rooms	Night sky study area
Playground and tot lots	Fishing dock	Parking	Miniature Railroad
		Maintenance buildings	

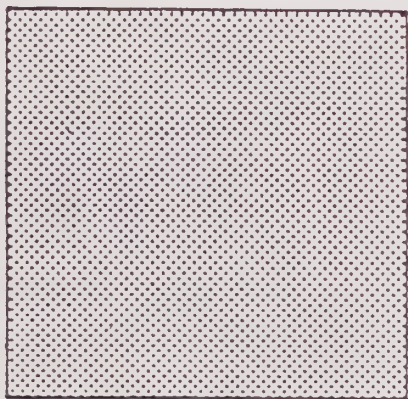
### *Financing*

Public facility fees and Quimby Act in-lieu fees have already been dedicated to this park. The park is located in an undeveloped area under large ownerships. Therefore, much of the parkland may be acquired through development agreements or Quimby Act park land dedication. Quimby Act in-lieu fees may also contribute to development costs. Also, grants may be available for the blind trail, and nonprofit groups could raise funds for the horticulture garden. A Mello-Roos community facilities district may be formed to help finance development and maintenance costs. The miniature railroad nonprofit organization may also contribute to maintenance costs through lease payments or dedicating a percentage of ride fees to the City. Other concessions and user fees from food outlets, fishing operations, camping permits, and mountain bike licenses, and equestrian operations could also contribute to funding maintenance costs.

# DISCOVERY COMMUNITY PARK (C7)



Park Development Zone



Park Site Size: 57 acres

Location



Park Size: 57 acres  
Park Development Zone: 85 acres  
Siting Criteria:  
• Site park with connection to open space corridor and trail

City of San Marcos  
Parks Master Plan

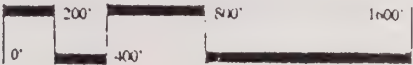


Figure 38



## South Lake Community Park (C8), Figure 39

Preliminary staff responses from the Vallecitos Water District have indicated a positive response to city interest in developing a public park site around South Lake and it is recommended that the city actively pursue negotiations with the District to that end.

The site is a primary recreation opportunity both in being the largest water body potentially available for public recreation and in being located at a prime node to link up various sections of the city-wide trail system.

Assuming agreement can be reached, the park, totaling 44 to 56 acres, will feature passive recreation opportunities ranged around the lake, including picnic and barbecue sites, trails, fishing, and a small campsite for use by organized community groups such as the Scouts. Rowing boats and canoes will be available for hire. There will also be a trail staging area immediately below the dam with access taken from Twin Oaks Valley Road. Parking for the site will also be accessed from Twin Oaks Valley Road; due to the steep topography it will probably require grading work.

### *Program*

- Picnic sites/barbecues facilities
- Trail staging area
- Nature trail and wilderness area
- Fishing
- Small tent camping site
- Snack bar/concession
- Permanent rest rooms
- Parking
- Boat hire under concessionary arrangement

### *Financing*

A joint-use agreement with the Vallecitos Water District would provide access to the lake and possibly some park land. This negotiation could be augmented by public acquisition of additional park land using public facility fees and Quimby Act in-lieu fees. Additional land may be acquired through negotiated development agreements if large landholdings exist in the immediate area. Grants may be available for the nature trail and wilderness area. Concession revenue from fishing and boating operations and the snack bar could contribute to maintenance costs.

# SOUTH LAKE COMMUNITY PARK (C8)



Park Site Size: 44 - 56 acres

Location



Park Size: 44 - 56 acres  
Park Development Zone: 65 acres  
Siting Criteria:

- Focus park around South Lake
- Provide adequate parking to accommodate trail staging
- Provide connection to open space and trail corridor

City of San Marcos  
Parks Master Plan

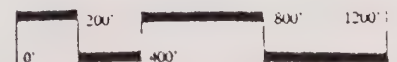


Figure 39

## Landfill Site Community Park (C9), Figure 40

This community park site will occupy 82 to 90 acres of the San Marcos County Landfill providing an after-use for the site on closure. Although plans exist both for extending the life of the landfill and building an energy reclamation plant on the site, neither of these proposals will require all of the 219-acre landfill indefinitely. The concept of a park after-use is already represented in the San Marcos General Plan and the city should move towards realizing that policy. In particular, the city should monitor final grading plan submissions to ensure compatibility with planned after-use. The program for the site emphasizes active recreation taking advantage of the potential to grade at closure to a level finish.

A number of special facilities to be sited in the park include:

- An RV and trailer camp site requiring 30 acres. This profit-generating land use will be capable of accommodating 300 to 450 camping units depending on layout design. Associated facilities within the campground will include rest rooms/shower rooms, a central office building at the site entrance, pool, and children's play structures.
- A family golf center providing, among other amenities, a golf range, miniature course, and a clubhouse on approximately 15 to 20 acres of land, such as the model developed by PGA Tour and PGA of America or a similar facility. Initial proposals indicate a long-term lease of the required acreage by the city to a corporation which would finance construction and maintenance/operational costs. The facility would both offer recreational opportunity to the region and generate income for the city. Location close to the proposed RV campsite is potentially of mutual benefit to both program elements.
- A model airplane field to replace the existing field located in the Questhaven area but threatened by development plans.
- An archery club which will require a fairly level site, free of obstructions and strong winds, oriented in the direction of the prevailing wind, of about 360 feet by 90 feet, requiring a total acreage between one and two acres including parking.

### *Program*

Six lighted baseball fields	One athletics field	Snack bar/concession
Ten softball fields	Open field play	Permanent rest rooms
One multipurpose soccer/football field	Playground and tot lot	Parking
Two lighted soccer fields	Picnic sites/barbecue facilities	Model airplane field
Ten lighted tennis courts	Campsite	Archery club
Two basketball courts	Onsite resident's building	Family golf center
Four volleyball courts		

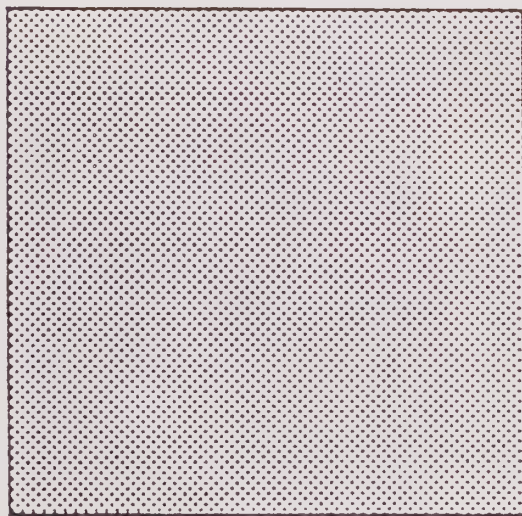
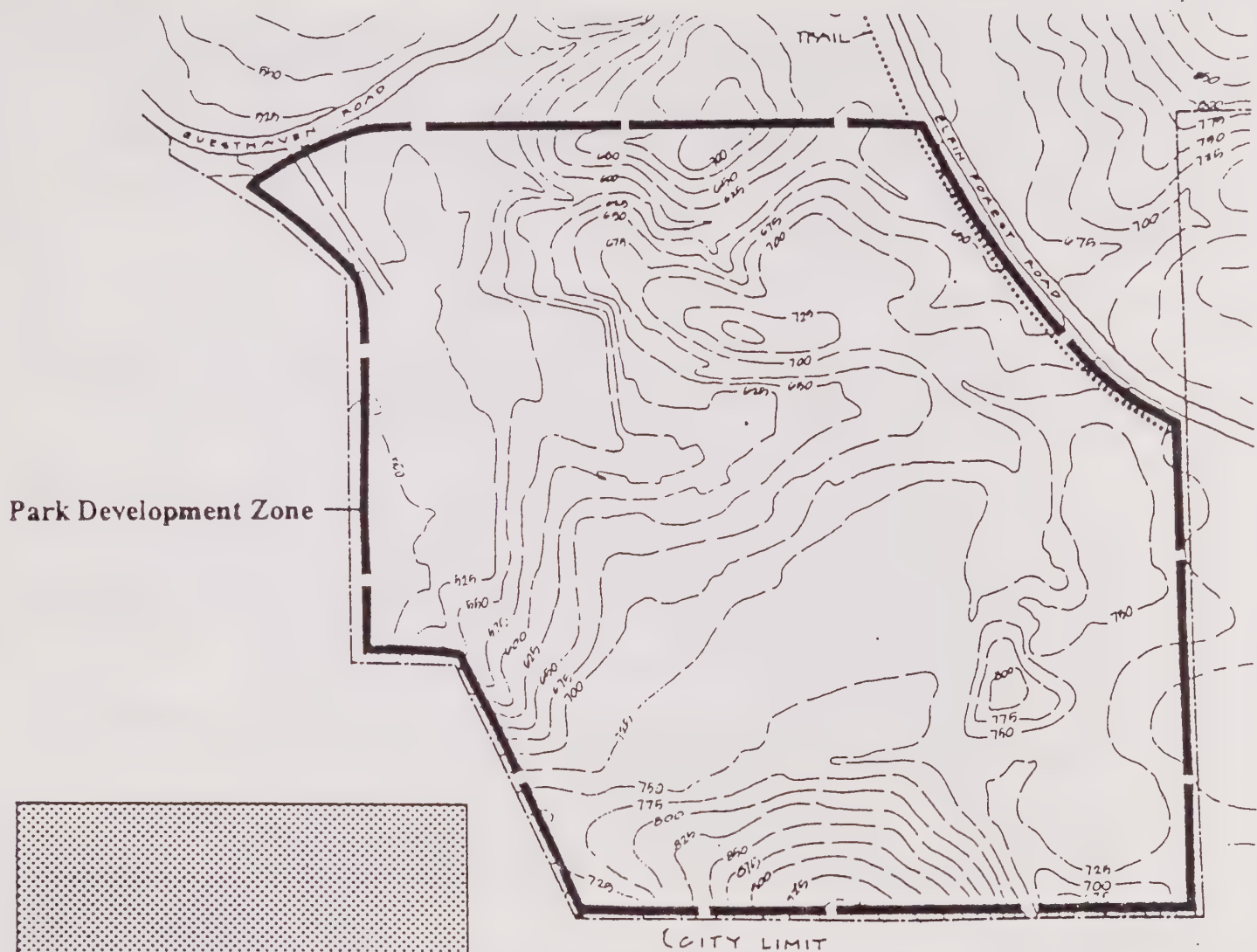
### *Financing*

The landfill site can be developed using public facility fees and park land in-lieu fees. A Mello-Roos community facilities district may be formed to include surrounding large landholdings if they exist. Several opportunities exist for concessions or land leases at this site, particularly the RV trailer facility and the family golf center. User fees or a nonprofit concession arrangement may provide revenue to maintain the archery club range and the model airplane club field. General funds probably will have to augment these other financing sources. If a trash-to-energy plant is developed on the site, lease revenues and impact fees could be dedicated to park development and maintenance on the remaining site.

Figure 41 summarizes the distribution of major program elements at the neighborhood and community park sites.



# LANDFILL SITE COMMUNITY PARK (C9)



Park Site Size: 80 - 90 acres

## Location



Park Size: 80 - 90 acres

Park Development Zone: 250 acres

Siting Criteria:

- Coordinate park location with closure plans and "after use" study of San Marcos Landfill

## City of San Marcos Parks Master Plan

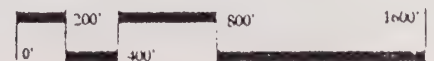


Figure 40

# LOCAL PARKS PROGRAM MATRIX

	Active Sports										Passive Recreation										Auxiliary Facilities										Special Facilities																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
	Baseball Fields	Softball Fields	Soccer Fields	Football Fields	Multipurpose Fields	Tennis Courts	Basketball Courts	Volleyball Courts	Swimming Pools	Water Play Areas	Open Field Play	Playgrounds	Picnic Areas	Trail Staging Areas	Fishing	Campsite	Wilderness Area	Community Building	Onsite Resident	Snack Bar/Concession	Permanent Rest rooms	Parking																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										

Figure 41

## 4.6 Regional and Special Parks

### Gopher Canyon Regional Park (R1)

The southern portions of the San Marcos Mountains, the Merriam Mountains, and the south fork of Gopher Canyon all fall within the San Marcos Sphere of Influence. Analyzing recreational opportunities for the city, it became clear that the recreational use of these major landscape features could be more positively and coherently planned for if under a single jurisdictional authority. Thus although the site falls outside of the current study area, proposals are also included for the development of a major 420- to 500-acre regional park facility in Gopher Canyon north of the city's current sphere. The park would feature low intensity passive recreational opportunities.

Preliminary studies indicate an area under Bureau of Land Management (BLM) ownership in the southern branch of Gopher Canyon. There is precedent for negotiation of transfer of ownership rights from the BLM to local authorities for the purpose of developing regional parks. It is recommended that the city contract BLM to explore the potential of this site.

#### *Financing*

There is an 80-acre parcel of land under BLM ownership for which negotiation of transfer of ownership to develop a park is possible, otherwise the land falls under County jurisdiction and the City should enter into a joint-use agreement with the County of San Diego to develop the park. Financing of this park would probably have to come from general funds, county funds, and possibly from state grants.

### Double Peak Regional Park (R2)

This 200- to 240-acre regional park will be located around Double Peak to the southwest of South Lake on the ridgeline which dominates San Marcos' southern area. The dominance of this landscape feature makes it a unique recreational resource, potentially crowning the passive park system in the city. Linked by trails to the wider park network, Double Peak will feature essentially passive recreational opportunities. Special features of the park will include:

- . An outdoor amphitheater, the siting of which will both needs a quiet site and preferably will take advantage of the extensive vistas available from Double Peak. A site of around five acres will be required including parking;
- . An equestrian area of approximately 10 to 15 acres with stables, corrals, riding ring, basic storage and sanitary facilities, loading and parking space, and rental office;
- . A campsite for tent camping only occupying up to ten acres;
- . A night sky viewpoint for star watching. This facility will obviously have to be accessible 24 hours a day.

#### *Program*

Picnic sites with barbecue facilities  
Trail staging area  
Nature trail  
Camping  
Wilderness areas  
Onsite resident's building

Permanent rest rooms  
Parking  
Night sky viewpoint  
Nature study center (potential site)  
Amphitheater  
Equestrian center



## *Financing*

This park site falls within a major specific plan areas and primary acquisition and financing may be through a development agreement. Facility development and maintenance may also be achieved through the formation of a Mello-Roos community facilities district. Grants may be available for the wilderness area, nature trail, and nature study center. General funds, however, probably will have to be used as well. Concession opportunities exist with the equestrian center, and user fees at camping facilities and the amphitheater can contribute to the financing of maintenance costs.

### **BLM Lands Regional Park (R3)**

The Bureau of Land Management (BLM) owns a parcel of land approximately 120 acres in extent immediately south of San Marcos. There is a strong potential for the city to be able to negotiate a transfer of ownership of this land for the purpose of developing a regional park. Such an agreement has recently been reached between the City of Poway and the BLM (see Appendix A). It is recommended that the city initiate negotiations to this end. The agreements with Poway permitted only the most passive types of development to which the park's program would be limited. The park could be extended to include part of the San Marcos County Landfill, to a total acreage between 100 and 180 acres.

## *Program*

- Picnic sites/barbecue facilities
- Trail staging area
- Nature trail
- Tent camping for backpackers/hikers
- Wilderness areas
- Ranger's residence
- Permanent rest rooms
- Parking

## *Financing*

The 120-acre parcel of land owned by the BLM to the south of San Marcos has been conditionally leased to the Olivenhain Water District who has plans to operate a water storage facility but otherwise to develop the land for recreation purposes. There is strong potential for a joint recreation proposal between the City of San Marcos and the Olivenhain Water District to receive approval from the BLM. General funds and public facility fees may help finance the city's portion of the development costs. Grants may also be available. General funds will probably be the primary source for funding maintenance costs.

### **Special Park Sites:**

There are three park sites which have special community-wide significance but do not fit the definition of community park and have, therefore, been identified in a separate category.

#### **Old San Marcos Park:**

There could be a one-acre site opposite the existing city hall which could provide a new location for the Barn which will have to be moved to make way for the new civic center development. This park exists in the redevelopment project area. Therefore, tax increment financing may be available to fund the park's development. Maintenance will be funded with general funds.

## Heart of the City Plaza:

Plans for the city's new civic center include a plaza with a water feature. Although no details have been developed, the plaza will form a recreational open space and has been incorporated into the vision for the city's future parks network. The plaza may be used for a variety of special events such as outdoor concerts, festivals, and the culmination of parades in addition to everyday uses as a gathering and meeting place possibly including tables and benches for outdoor eating. The site will be linked by trails leading north, south, east, and west, connecting to all parts of the city. This park is in the redevelopment project area and may be funded with tax increment revenue or general funds.

The civic center will also include a number of special community facilities which fall under the broadest remit of a recreational study:

- . A new central city library
- . An option for square footage for museum exhibits
- . A 25,000-square foot community center

## Creek Walk:

One of the trail linkages within the recreation network follows the course of San Marcos Creek from Twin Oaks Valley Road to Lake San Marcos. This runs through the city's future commercial core parallel to proposed flood mitigation measures. The whole length of this link -- about two miles -- is subject to a complex interacting set of planning issues involving zoning and land use, flood protection, riparian habitat protection and mitigation, circulation, and commercial development opportunity. One possible solution is the adoption of a plan for an environmental channel to contain flood flow which would allow for protection of the riparian habitat, facilitate a double-fronted commercial strip, and offer considerable opportunity for the creation of an aesthetically pleasing pedestrianized corridor through the commercial district between San Marcos Boulevard and Discovery Street. This concept is included in the city-wide trails network although a trail linkage could also be achieved under alternative development scenarios including a concrete lined channel.

Portions of the Creek Walk which are in the redevelopment project area may be acquired through a combination of zoning, negotiated development agreements, and public purchase using tax increment financing, public facility fees, Quimby Act in-lieu fees, and/or benefit assessment districts. State grants may also be pursued for the Creek Walk. Maintenance may be financed by a combination of assessment districts and general funds.

## 4.7 Trails

The trails system illustrated in Figure 42 includes two trail types which together will form a network linking major park sites in the city. These primary trails will serve both to provide a recreational opportunity in itself and also as the backbone of a nonvehicular circulation system.

The rationale for development of the trail system included consideration of a number of issues:

- . The desire to interconnect the main park sites;





- . Opportunities to route trails along significant landscape features such as ridgelines and stream corridors, providing a positive environmental context for the trail allowing for example, panoramic views or a path which winds through an area of natural habitat giving the trail user interaction with the variety of plants and wildlife which help characterize San Marcos's current rural character;
- . Opportunities to provide public access through areas held under open space for aesthetic reasons;
- . The objective of providing loops in the trail systems permitting a continuous and nonrepetitive walk or ride from the start point;
- . The opportunity for a trail running along the existing right-of-way for the light rail which cuts across the city east to west roughly parallel to Mission Road.
- . The opportunity to link to the wider regional system.

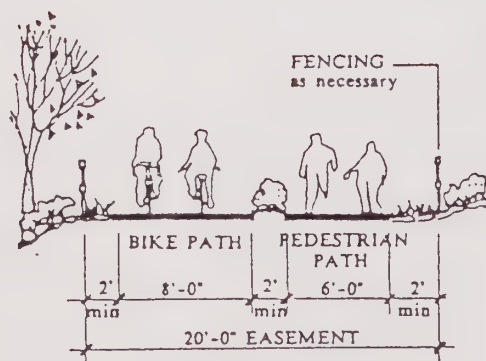
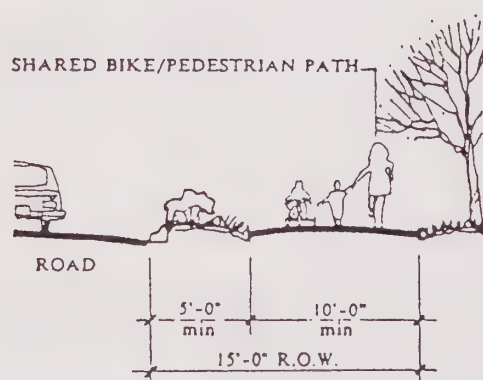
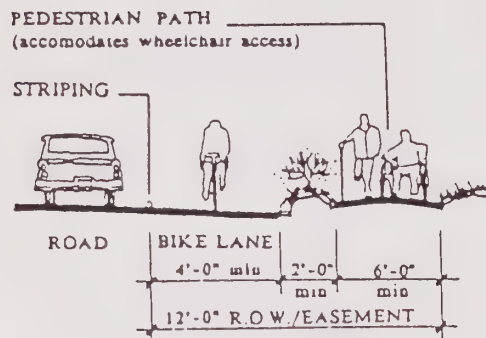
A full system for the city at buildout could also include secondary trails linking into the primary network and bike lanes in road right-of-ways to complete the potential for bicycle use as a transportation mode as opposed to recreational bicycle use. It is recommended that the city develop a trails master plan to fully realize the potential for a trails network at buildout.

Figure 43 indicates design concepts for the pedestrian and bicycle trail type which will be surfaced and suitable for handicapped use in addition to walking and regular bicycle use.

Figure 44 indicates design concepts for the multiuse trail type which would be of a rougher, soft surface construction for hiking, mountain bicycles, and equestrian use.

Figure 45 indicates potential linkages by which the trails network in San Marcos can be tied into the wider regional system. The development of a trails system linking North County cities together is under active consideration and the three cities adjacent to San Marcos -- Carlsbad, Vista, and Escondido -- have all expressed interest in implementing links to San Marcos.

# PEDESTRIAN AND BICYCLE TRAILS DESIGN CONCEPTS



## SITING & DESIGN CRITERIA

### Gradient

0-5% optimum grade  
5-10% maximum grade for short distances  
10-15% maximum grade in extreme conditions  
>15% not advisable

8% maximum grade for wheelchair accessibility.

1-4% optimum cross section gradient  
6% maximum cross section gradient

### Siting:

Side slope cut & fill should be a maximum of 2:1 depending on soil type. Retaining walls, natural in character should be used in steeper situations.

8'-0" minimum clearance is necessary over bicycle paths or lanes.

4'-0" wide path will accommodate one wheelchair. If this dimension is used in limited areas, a 6'-0" wide passing area should be provided at appropriate intervals.

6'-0" wide path will accommodate two way wheelchair movement.

### Materials:

pavement: asphalt or concrete, (decomposed granite for pedestrian only paths)

header: wood or concrete where necessary

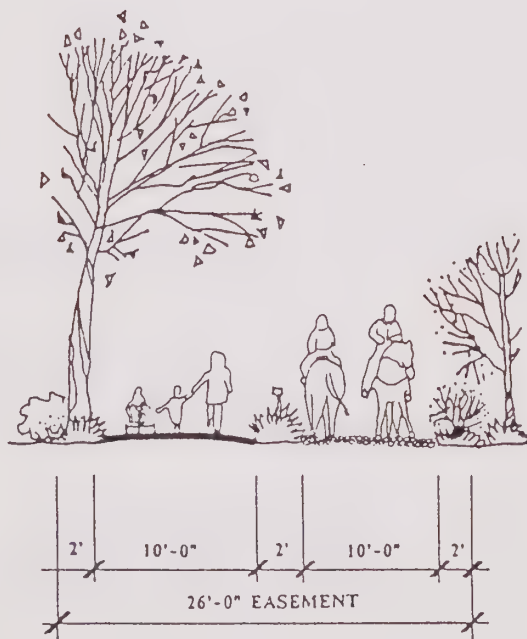
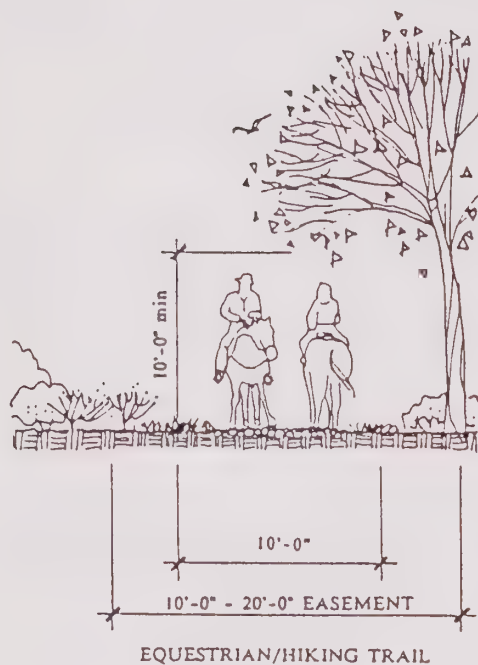
landscape: drought tolerant, low maintenance species that provide barriers and screening.

Note: In order to apply for State of California Dept. of Transportation (CALTRANS) 'Bicycle Lane Account Fund', the city must have an approved General Bikeway Plan and meet CALTRANS design standards.

City of San Marcos  
Parks Master Plan

Figure 43

# MULTIUSE TRAIL DESIGN CONCEPTS



## SITING & DESIGN CRITERIA

### Gradient

0-10% for unlimited distances  
10-15% for limited distances  
>15% for short distances only

1-4% optimum cross section gradient  
6% maximum cross section gradient

### Siting:

In steeper terrain or between residential lots, a 20'-0" easement is preferred to accommodate switchbacks, obstacles, screening, fencing and site specific alignment.

Way Stations should be located at 3 to 5 mile intervals, with restrooms (where feasible), drinking fountains, watering trough, hitching post, shade trees, and picnic table or benches.

Side slope cut & fill should be a maximum of 2:1 depending on soil type. Retaining walls, natural in character, should be used in steeper situations.

10'-0" minimum clearance is necessary over equestrian trails.

### Materials:

trail: compacted earth or woodchips, decomposed granite or fine gravel where soil is erodible or traffic is heavy.

header: compacted earth or wood where necessary

landscape: drought tolerant, native, low maintenance species that provide barriers, shade, and screening.

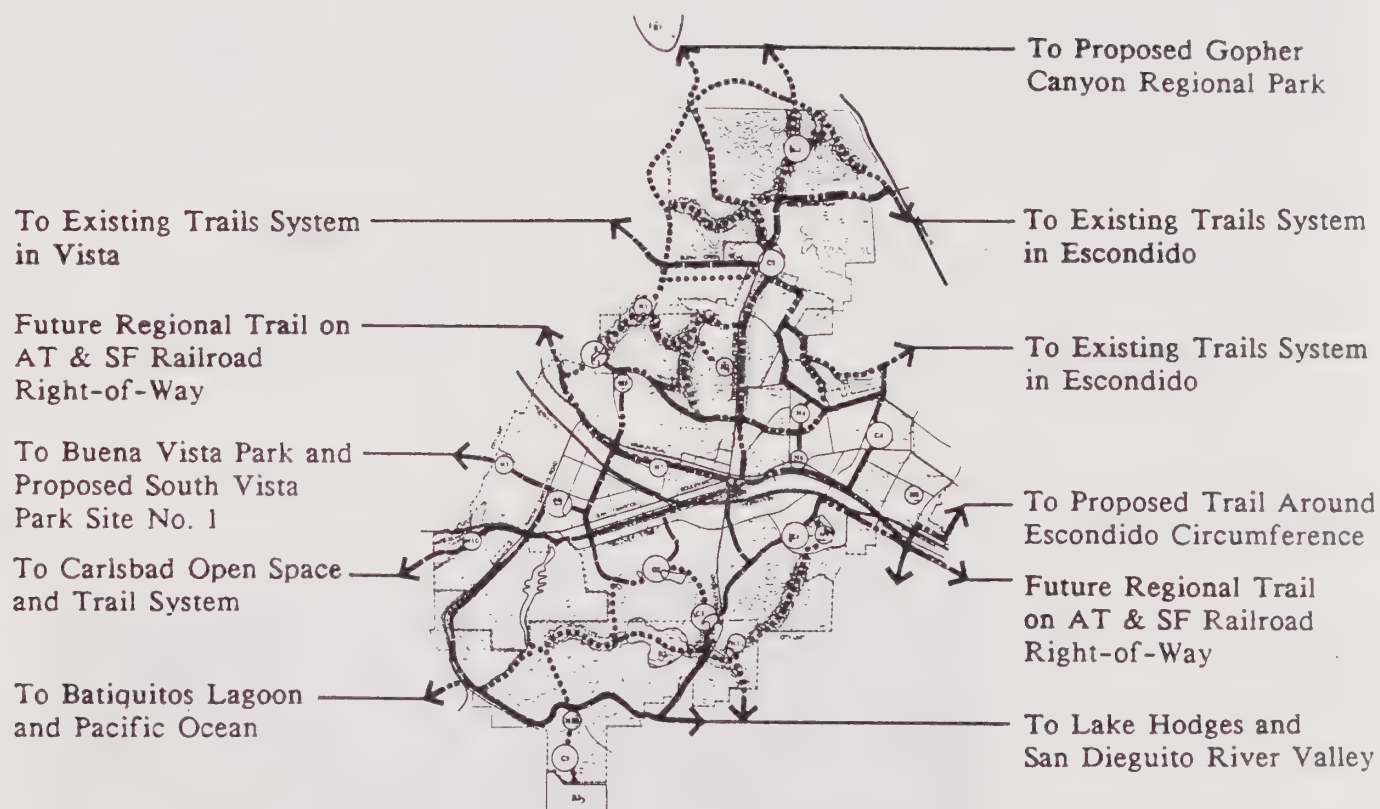
Where both bike/pedestrian and equestrian trails are to be located alongside each other a 26'-0" easement will be required.

City of San Marcos  
Parks Master Plan

Figure 44



# REGIONAL LINKAGES



City of San Marcos  
Parks Master Plan

0 1/4 1/2 1 Mile  
Wallace Roberts & Todd



1989

Figure 45

## 5.0 IMPLEMENTATION

### 5.1 Phasing and Implementation

The primary objective in implementing the city's park and recreation system will be to ensure that the balanced range of parks and recreation facilities necessary to serve the growing population are in place prior to or concurrent with development. This balance will include active and passive neighborhood and community parks, regional parks, trails and mini-parks, special recreation facilities, community facilities, and recreation programs.

The current level of parks provision in the city falls short of meeting that objective. As shown on Figure 46, in order to meet the local parks standards, the city would require 150 acres of developed parks; the existing total of 107 acres leaves a shortfall of 43 acres. (Note that this total of 107 acres assumes the complete development of Paloma Park, the undeveloped acres at Walnut Grove and Bradley Park, and the development of the La Moree Site.) By plotting the existing provision of active sports facilities for which numerical standards apply, Figure 46 also highlights a current imbalance between active and passive recreational opportunity.

It is recommended that the city adopt a five-year plan, integrated with its Capital Improvements Budget, which is designed to correct the current shortfalls in parks provisions. This plan will also need to address continuing population growth. Assuming a population of 58,600, there should be a minimum of 293 acres of local parks by 1995, against which the existing total of 107 acres leaves a shortfall of 186 acres to be met over the next five years.

It should also be noted that, as both Discovery and Knob Hill Parks feature essentially passive facilities, the remaining 58 acres should be of active parkland in order to maintain a balanced system.

A second major objective in developing the city's parks implementation program is to identify and protect any significant future park sites and trail linkages which might be under pressure from an alternative land use development which would render them unavailable at a later date. The city should develop an ongoing monitoring program to prioritize park and trail acquisition needs, including the following issues in its review:

- . All development proposals should be reviewed by the city or an appointed consultant for consistency with the Parks Master Plan;
- . Recreation proposals which fall within highly developed areas are more critical in that loss of these opportunities may render it difficult or impossible to achieve a satisfactory distribution of parks and recreation facilities to serve all areas of the city;
- . As public services and infrastructure are put in place, the pressure for development typically increases, putting corresponding pressure on potential park locations;
- . Proposed parks are likely to be more difficult to achieve in areas with small-scale, fractured ownership patterns as negotiation over dedication becomes significantly more complex;
- . As one parcel of land develops, it tends to increase development pressure on adjacent parcels.



To facilitate the realization of a city-wide trails network, the City should prepare a trails master plan documenting proposed non-vehicular circulation including a general bikeway plan meeting CalTrans standards. The document would identify key linkages in the trail system to be phased for development in the short term, and also a demonstration linkage to be developed immediately as a model for future trails.

#### CURRENT PARK PROVISION DEFICIENCY

	Local Parks Acreage	Tennis	Basketball	Baseball/ Softball	Football/ Soccer
Facilities Required at 30,000 Population	150	15	6	14	4
Existing Facilities	107 *	2 +	0 +	4 +	1 +
Deficiency	43	13	6	10	3

\* Includes:

N3	12 acres
C2	20 acres
C4	11 acres
C5	34 acres
C6	30 acres

+ See Figure 11

Figure 46



*Trails will link major park activity nodes such as a connection along this valley between the proposed Discovery and South Lake parks.*



## 5.2 Acquisition and Financing: Summary

### *Park Development Cost Estimates*

Years 1990 to 1995:

In order to ensure that parks provision meets population projections, a total of 316 acres of local parks is assumed by the year 1995. This includes both existing and new parkland. The total park acquisition and development cost estimate for the period 1990 to 1995 is \$67,852,000. This translates into approximately \$265,000 per acre which is within the cost range (including land) of parks recently developed, under construction, or planned in selected San Diego County cities, presented in Appendix F.

The trail system during this period is estimated to cost approximately \$6,372,000 to acquire and develop.

Actual acquisition and development costs should be less since cities typically acquire much of their park land and especially their trail system easements through dedication negotiated in development agreements. We have attempted to exclude land cost estimates for those parks city staff have identified as probable dedications. The City should not incur land acquisition costs for parks to serve new communities in most cases. These cost estimates here present the "worst case" scenario in which the City must acquire park land and easements.

In summation, park and trail system development costs for the 1990 to 1995 period, with and without land acquisition costs, are as follows:

Park Improvements/Facilities	\$ 42,000,000	
Trail System Improvements	<u>5,390,000</u>	
Total 1990 - 1995 Park Development Costs Excluding Land Acquisition		\$ 47,390,000
Park Land Acquisition	\$ 25,852,000	
Trail Land Acquisition	<u>982,000</u>	
Total 1990 - 1995 Land Acquisition Costs		<u>26,834,000</u>
Total 1990 - 1995 Park Development Costs - Including Land Acquisition		<u>\$ 74,224,000</u>

The high total cost partially reflects the cost of possible purchase of improved industrial acreage for Mission, Hollandia Dairy, and Bradley parks and possible purchase of single or multifamily residential zoned land for Knob Hill and Woodland parks.

Years 1995 - Buildout:

Approximately 234 acres of additional park land and 73 acres of trail land will need to be acquired between 1995 to buildout to complete the citywide park and trail system (not including regional parks which are not included in this analysis). Improvements and facilities costs are estimated at a total of approximately \$34,246,000 over this ten-year period.

It is assumed that park land needed during this period will come from larger land holdings with an average value of \$13,100 per acre. It is estimated that park land acquisition costs for 234 acres will equal approximately \$3,065,000 and that trail land acquisition costs will equal approximately \$478,000 (although actual land acquisition expenses should be less since much of the land and easements should be acquired as dedications through development agreements).

In summation, 1995 to 2005 park and trail system development cost estimates are estimated as follows:

Park Improvements/Facilities	\$ 26,060,000	
Trail System Improvements	<u>8,186,000</u>	
Total 1990 - 1995 Park Development Costs Excluding Land Acquisition		\$ 34,246,000
Park Land Acquisition	\$ 3,065,000	
Trail Land Acquisition	<u>478,000</u>	
Total 1990 - 1995 Land Acquisition Costs		<u>3,543,000</u>
Total 1990 - 1995 Park Development Costs - Including Land Acquisition		<u>\$ 37,789,000</u>

The estimates do not include two major community centers which are included in the Parks Master Plan. The estimated development costs of these two community centers is approximately \$3.5 million.

#### Program and Maintenance Costs

##### Program Costs:

The City of San Marcos spends approximately \$17,45 per person on parks and recreational programs according to the 1988 - 1989 budget before earned revenue from user fees. Based on the population growth estimates used to project future park needs, the parks and recreation program budget by 1995 should be approximately \$1,023,000. The parks and recreation program budget by year 2005 should be approximately \$1,920,000. The actual amount budgeted may be less due to economies-of-scale associated with serving a larger population and much of this amount may be covered by user fees.

##### Parks:

According to the City's 1988- 1989 budget, San Marcos spends approximately \$403,000 a year to maintain 65 acres of park land and 80 miles of parkway. Assuming the 80 miles of parkway equals approximately 194 acres of land, (80 miles x 5,280 feet x 20 feet of right-of-way divided by 43,560 feet in an acre), the City spends the equivalent of \$1,555 per acre to maintain park land in 1989. As examples, this maintenance cost is less than the estimated \$2,060 per acre Vista spends on park maintenance and significantly less than the \$5,600 per acre San Juan Capistrano spends on park maintenance. Assuming the City of San Marcos would like to increase its level of park maintenance as it develops a larger and more sophisticated park system, we assume a factor of \$3,000 per care for future park maintenance.

Therefore, it is estimated that by 1995, San Marcos will need to budget a total of \$966,000 to maintain 322 acres of park land in 1995 and \$1,668,000 to maintain 556 acres of park land in 2005.

#### Trails:

Based on the experience in Poway with its trail system, and reviewing the budgets for street landscaping maintenance in other cities as references, it is estimated that trail system maintenance equals approximately \$2,050 per mile per year.

Therefore, it is estimated that by 1995, the City of San Marcos will need to budget approximately \$115,000 to maintain 43 miles of trail system and 9 acres of mini-parks (maintenance costs for mini-parks was based on a \$3,000 per acre factor), and by year 2005, the City will need to budget approximately 115 miles of trail system and 23 acres of mini-parks.

#### Summary Program and Maintenance Costs:

In summation the estimated 1995 and 2005 annual program and maintenance costs associated with the Parks Master Plan is as follows:

##### Year 1995 (1989 Dollars)

Programs	\$ 1,023,000
Parks Maintenance	966,000
Trails Maintenance	<u>115,000</u>
Total 1995	<u>\$ 2,104,000</u>

##### Year 2005 (1989 Dollars)

Programs	\$ 1,920,000
Parks Maintenance	1,668,000
Trails Maintenance	<u>305,000</u>
Total 2005	<u>\$ 3,893,000</u>

These estimates do not include additional budget that will be needed for parkway maintenance.

Figure 47 presents a summary of development, acquisition, and maintenance costs.



## SUMMARY PARK SYSTEM COST TABLE

(in 1989 dollars)

1990 to 1995	AMOUNT
Park Improvements	\$ 42,000,000
Park Land Acquisition	25,852,000
Trail Improvements	5,390,000
Trail Easement/Land Acquisition	<u>982,000</u>
TOTAL	<u>\$ 74,224,000</u>
1995 Program Costs	\$ 1,023,000
1995 Park Maintenance Costs	966,000
1995 Trail Maintenance Costs	<u>115,000</u>
TOTAL	<u>\$ 2,104,000</u>
1996 TO 2005	
Park Improvements	\$ 26,060,000
Park Land Acquisition	3,065,000
Trail Improvements	8,186,000
Trail Easement/Land Acquisition	<u>478,000</u>
TOTAL	<u>\$ 37,789,000</u>
2005 Program Costs	\$ 1,920,000
2005 Park Maintenance Costs	1,668,000
2005 Trail Maintenance Costs	<u>350,000</u>
TOTAL	<u>\$ 3,893,000</u>

Source: Wallace Roberts & Todd and Economics Research Associates

Figure 47

## *Financing Methods and Sources*

Park acquisition and development financing will include a variety of methods and funding sources depending on the individual park's location, land uses in the service area, and ownership patterns in the service area. (Specific financing for each park is described in Sections 4.5 and 4.6.) In many instances, a combination of funding sources are anticipated. In general, the following methods and funding sources will be used to acquire, develop, or maintain park facilities:

- . Development Agreements
- . Quimby Act Dedication or In-lieu Fees
- . Mello-Roos Community Facility Districts
- . Benefit Assessment Districts
- . Public Facility Fees
- . User Fees
- . Concessions
- . Grants
- . Joint Use-Agreements
- . General Funds

### **Development Agreements:**

Development agreements will be negotiated to acquire park land, park facilities, and trail easements when possible, primarily in areas with large landholdings subject to subdivision approval and in redevelopment project areas.

### **Quimby Act Dedication or In-lieu Fees:**

Quimby Act park land dedication or park in-lieu fee payments will be applied to all residential developments requiring subdivision approval, primarily new residential areas and areas with proposed in-fill residential subdivisions. If a subject parcel includes land that meets the City's park master plan needs, the City will seek park land dedication. If the parcel does not include land that meets the City's park master plan needs, the City will seek in-lieu payments instead and use the revenue to acquire park land and develop park facilities which do meet the City's needs. The City should maintain its 5 acres per 1,000 population dedication standard, if permissible under state law, and should adjust its in-lieu fee annually to reflect current market land values.

### **Mello-Roos Community Facilities District:**

Mello-Roos Community Facilities Districts, a type of special tax district, will be formed when needed to raise revenue to acquire additional park land, acquire trail easements, develop park facilities, or maintain park facilities. Community facility districts will be formed primarily in new development areas under large ownerships.

### **Benefit Assessment Districts:**

Benefit Assessment Districts will be formed when possible to acquire, develop and maintain neighborhood serving parks primarily in neighborhoods that are already built-out but are in need of neighborhood serving park facilities, and possibly in areas of large ownerships applying for subdivision approval.

### Public Facility Fees:

The City already collects a public facility fee on new residential development. The City should consider developing a public facility fee strictly for park development for new commercial and industrial development to finance park facilities which serve employees. The amounts of both fees should reflect the park standards and plans established in this report. In existing neighborhoods, the City should use a higher proportion of collected public facility fees for park development than is normally used in new communities, since new communities have a greater variety of alternative funding sources for park development than do existing neighborhoods.

### User Fees:

User fees collected from community organizations, individuals, and nonresidents should not only cover program costs, but a proportion of maintenance costs as well. Nonresidents should be charged a higher user fee than residents.

### Concessions:

Concession or land lease revenue from food stand operators, operators of specific facilities (such as equestrian facilities, golf courses, racket clubs, fishing/boating centers, or the proposed miniature railroad) will be sought when in the City's benefit. Revenue from these sources will be used primarily for facility maintenance.

### Grants:

State and federal grants should be sought when possible for specific projects and programs, such as the proposed creek enhancement project, the trail system, and acquisition of wilderness areas.

### Joint-Use Agreements:

Joint-Use Agreements with school districts and the county should be sought when in the City's interest to provide parks and recreation facilities adjacent to school grounds and to provide regional parks which serve the county population as well as the city population. However, any such agreements should not be counted towards meeting the basic standards for public park provision in the city.

### General Funds:

General funds will be used when no other funding source or method is available or appropriate. General funds primarily will be targeted for improving existing parks, developing park facilities in existing built-out communities, and maintaining park facilities.



### 5.3 The Future

San Marcos is in the midst of a critical phase in its growth towards realizing its future as a leading North San Diego County city. In recent years population and development have surged, and the city's character is inevitably changing. San Marcos has clearly shown its determination to creatively manage that growth and to ensure that change will preserve and enhance the quality of life for the city's residents.

The Parks Master Plan is a clear embodiment of that vision and determination. Its initiation and the process of preparation have involved all sections of the city and the result truly reflects the commitment of city staff, the citizens, and their political representatives.

The Plan itself is, of course, only a beginning. It represents a vision for a future where every person in the city will have easy access to parks and open spaces which allow a counterpoint to urban development. It is in the implementation of the plan that real effect will be made. The city must now show the same determination in achieving the goals of the plan as it showed in the plan's preparation.





## ACKNOWLEDGMENTS

### **The City of San Marcos**

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Lee B. Thibadeau, Mayor  
Mark Loscher, Vice Mayor  
Mike Preston  
Pia Harris  
F. H. Smith

#### **City Manager**

R. W. Gittings

#### **Planning Commission**

Sydney Notkin, Chairman  
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November 1989





## **APPENDICES**





## APPENDIX A

### COMPARATIVE STUDIES

As part of the research for the preparation of the San Marcos Parks Master Plan, a number of plans from other cities and other related projects were reviewed both to compare standards of park/open space dedication and to uncover any special implementation strategies which might be applicable to San Marcos. A summary of the most relevant plans and schemes is presented below.

#### San Luis Obispo Creek Restoration Plan

This plan was prepared under a grant from the California Department of Water Resources' Urban Stream Restoration program. The plan seeks to protect and enhance the biological condition of the creek, aiming to maintain a healthy riparian corridor through the urban fabric of the city.

Issues raised with relevance to San Marcos and its creek include:

- . Consideration of construction of flood control detention basins upstream of the urban area, potentially reducing the need for flood control measures such as channelization and culverting within the city.
- . The conflict between implementation of flood control measures such as stream widening, channelization, and culverting; and the maintenance of the riparian corridor's biological and aesthetic value. The plan recommends that the City of San Luis Obispo should adopt a policy "...specifically discouraging large-scale channelization and should establish rigid specifications that ensure that widening will be used only when there is no feasible, environmentally superior alternative." (Ref: San Luis Obispo County Land Conservancy. San Luis Obispo Creek Restoration Plan. 1988 p.73)
- . The integration of planning for flood control, recreation, development, and biological and aesthetic conservation.

#### Newport Beach

##### Recreation and Open Space Element of the General Plan

The Recreation and Open Space Element of the Newport Beach General Plan was adopted in 1985. The Plan attempts to balance existing and projected parks and open space needs with the identification of "good locations" for the addition or expansion of existing parks and open spaces. The Plan stresses its philosophy of "...establishing a fiscally prudent plan with feasibility and meeting needs as the key..." (p. 1)

The methodology employed in preparing the Element appears to have followed a standard format involving inventory, survey, and analysis leading to the formulation of alternatives. From these a preferred plan was selected and an implementation program prepared.

Major issues addressed by the Element includes:

- . The accommodation of anticipated growth in a context of diminishing vacant land area.
- . The resolution of conflicts between development and the protection of environmentally sensitive areas.

- . A review of the city's park dedication acreage standard.
- . Special measures protecting public access to coastal areas.
- . Measures to protect public "access" to significant views.

With regard to parkland in new developments, the city has a Park Dedication Ordinance requiring either dedication of land or payment of fees in lieu calculated by multiplying the acreage of land which would otherwise have been required to be dedicated times the median market value per acre of all the public parks in the city. (Resolution No. 88-12, adopted in February 1988, established this figure at \$612,833 per acre, a figure to be reviewed at least every three years.) Program 1.1.3 of the General Plan Recreation and Open Space Element sets the figure of dedication at five acres per one thousand population.

A "Service Area Summary" in the Recreation and Open Space Element (on Page 7) lists total projected population as 85,628 and total projected parks at 468.43 acres giving a total developed parks provision target of 5.47 acres per one thousand population.

More generally, open space is included in the city's zoning plan under two categories: Open Space "A" for active space including parkland and other areas where public access for recreation is permitted; and Open Space "P" which comprises areas kept under open space for conservation purposes to which public access is not encouraged.

At the same time as preparing the Element itself, an "Implementation Handbook" was prepared which explains various implementation strategies for achieving the Element's goals and objectives.

#### Webb Park, Rancho Bernardo

Built by AVCO Community Developers as one component in their overall development of Rancho Bernardo, Webb Park comprises 4.63 acres of open space within a central commercial district. The park was created for several reasons. One of the main problems facing the commercial area, which includes shops, hotels and motels, restaurants, and offices, was the adjacent freeway embankment. The park partly grew as an attempt to ameliorate the freeway's adverse impact and instead create a site which would be attractive to potential customers of the various businesses. The park was also intended to serve as an outdoor space to serve the public library and as a general social meeting place. Over the years a tradition has grown of use of the park for special holiday events associated with celebrations such as the Fourth of July and Labor Day. The park also served to solve a drainage problem but the water feature associated with the solution of drainage has been something of a cost burden to the Town Center Association who have maintained the park since its dedication by the developers to the property owners.

The park is heavily used, more so than some of the other parks in Rancho Bernardo which were also privately developed. There is a feeling that having the park was beneficial to the businesses around in two main regards. Firstly, the park helped to initiate quick leasing of the office spaces around it, particularly of offices overlooking the open space. Secondly, the attractiveness has assisted the continued success of the retail, restaurant, and hotel business around the park, particularly in picking up passing trade.

The success of Webb Park seems to offer some positive leads in terms of development of an open space/parks corridor along with the commercial development proposed for San Marcos Boulevard.

## City of Poway

A recent agreement between the City of Poway and the Bureau of Land Management (BLM) has some potential interest for the City of San Marcos. At first, the City gained a temporary "trial" contract wherein it managed just under two square miles (approximately 1,000 acres) of BLM land, making improvements primarily to the trail system. Once the BLM was satisfied with the intent and commitment of the City, they agreed to give the city in fee ownership with the proviso that the land remain open to public access for informal "wilderness" type recreation. The land has also been annexed so it now falls within the city's boundaries.

Immediately to the south of the Questhaven/La Costa area is a small parcel of BLM land. Potential may exist for San Marcos to secure an agreement similar to that obtained by the City of Poway.

With regard to parks development citywide, the city's Quimby Ordinance was revised in 1988 and establishes a requirement for three acres per one thousand population or in-lieu fees.

## City of Carlsbad

The City of Carlsbad revised its Park and Recreation Element in 1981. The Element breaks down parks facilities into a six-fold classification:

- . Special Resource Areas covering unique areas of the city such as its beaches and lagoons with a standard of 2.5 acres/1,000 population.
- . Community Parks of around 20 - 50 acres each at a total standard of 2.0 acres/1,000 population.
- . Residential Parks associated with PUD's with size and level of provision controlled by the PUD ordinance of the Carlsbad Municipal Code.
- . Special Use Parks of one to five acres at a standard of 0.5 acres/1,000 population.
- . Recreation facilities in industrial areas under private ownership; no standard applied.
- . Trails for bicycle, equestrian, and pedestrian use.

In 1985 the city council adopted a revision to the Quimby Ordinance (Chapter 20.44 of the Carlsbad Municipal Code) establishing a base figure of three acres per 1,000 population for parks dedications or in lieu fees. However, by dividing the projected 1,094 acres of Parks and Special Use Areas (1988 city staff estimate) by the projected buildout population of 150,000, the projected parks provision per 1,000 population comes out at 7.29 acres. This does not include any open space provision. The total projection of approximately 10,000 acres of open space in the city as a whole gives a figure of just over 66 acres of open space per 1,000 population.

In addition to the Quimby Ordinance, the city has:

- . An Open Space Ordinance which restricts the development of environmentally sensitive lands;
- . A Growth Management Open Space Performance Standard which requires open space set aside of 15 percent of total land area; the 15 percent is in addition to and cannot include environmentally sensitive lands and/or park dedication requirements; and



An industrial Park Land Dedication Requirement under which industrial developments must construct or fund open space to provide recreational facilities for employees working in the area.

## City of Vista

The City of Vista is located adjacent to the northwest of San Marcos. Like San Marcos, Vista has experienced rapid growth in recent years and continues to experience development pressure. Vista has an estimated buildout population of 85,000, slightly less than San Marcos. However, it also occupies a slightly smaller land mass than San Marcos and both their ultimate population densities per square mile will be very similar.

Vista is committed to providing a minimum of four acres of parks per one thousand population, broken down into three acres of community parks and one to two acres of neighborhood parks per one thousand population. Each of the city's community parks is intended to serve not only its immediate surrounding population, but also to cater for more specialized needs with a wider catchment area. The general intention is that neighborhood parks should locate alongside elementary schools and provide a range of active recreation facilities. The size of community parks ranges from 32 acres to 110.99 acres at the currently undeveloped Buena Vista Park. The largest existing developed park is the 77.6 acre Brengle Terrace Park. Neighborhood Parks range in size from 4 to 15 acres.

The city also now avoids acquisition and development of parks under five acres unless the site offers some special opportunity.

The City of Vista currently has a total of 165.49 acres of parks provision. (This does not include the 140.71 acres of county-owned regional park at Guajome or the 74.39 of schools parks/playgrounds for which the city has joint use agreements with the school district.) There are also 209.69 acres of undeveloped and proposed parks which are likely to be developed by buildout. This gives a total of 375.18 acres, which divided by the projected buildout population of 85,000 gives a rate of 4.41 acres per 1,000 population at buildout.

There are two main opportunities for linkage between the Vista and San Marcos recreation systems. One is the proposed "South Vista" park immediately to the west of San Marcos butting against Poinsettia Avenue. The second is the potential for a trail linkage along Buena Creek road tying the two cities' trail networks together.

## City of Escondido

Located to the east of San Marcos, Escondido is a little larger, more densely settled, and closer to buildout than San Marcos. At present, the city has a relative shortfall in local parks provision at around 1.25 acres per 1,000 population, but in contrast, a generous provision of regional parks, city-owned regional parks equaling around 23 acres per 1,000 population. The present target for local parks set in the General Plan is 2.5 acres per 1,000, but the plan is being revised and the current indication is that a 3 acre per 1,000 standard for local parks will become the city's target for buildout. The present General Plan target of 20 acres per 1,000 of regional parks is likely to remain unchanged.

An interesting city strategy intended to help solve the local park shortfall is the implementation of "Adopt a Park" development agreements. Typically a developer agrees to go outside of the site being negotiated and purchase a small plot of land within the older urban fabric where local parks provision is especially short and develop a neighborhood park (3 - 5 acre size range is usual) which is then dedicated to the city.

The city’s regional park system focuses around tow major water bodies: Lake Wohlford Park (1,2000 acres) and Dixon Lake (500 acres). The latter is more fully developed and has been cited by a number of San Marcos residents as a useful model for future regional parks development within San Marcos.

Two main opportunities exist for interlinking the open space and recreation systems of San Marcos and Escondido. There is a strip of relatively undeveloped county land between the two cities north of Route 78 and west of I-15. The City of Escondido has an interest in developing an open space buffer in this area. There is also considerable potential for a trail linkage running east from San Marcos along Deer Springs Road and then south along Mesa Rock Road to link into the Escondido trail system.

City of Escondido Parks Provision

Local Parks	Acres/1,000 Population
Current Total	1.25
Buildout Target	3.00
Regional Parks	Acres/1,000 Population
Current Total	23.00
Buildout Target	20.00

## APPENDIX B

### COMMUNITY INPUT

The first community workshop in conjunction with the development of the San Marcos Parks Master Plan was held on November 17, 1988. After short presentations from city staff and the consultant team, the meeting divided into a number of smaller groups to discuss and clarify ideas for the city's future parks system. Toward the meeting's conclusion, each group presented their main ideas, which are presented below in the order in which they arose.

- . Horse trails important
- . Need for community recreation complex
- . Potential of South Lake for major node; especially for camping and boating.
- . Potential for major regional park in Gopher Canyon area; wilderness, camping, equestrian uses
- . Botanical park possible near intersection of Twin Oaks Valley Road and Deer Springs Road
- . No motorized vehicles on trails
- . Trail link to Vista/Buena Creek
- . Camping and staging areas on trails
- . Barrier needed between roads and trails
- . Historic trail linking old ranch locations
- . Use of native vegetation: trees and drought tolerant shrubs
- . Train loop around Thibodo Lake and up to South Lake
- . Center City needs museum
- . Hiking along light rail route
- . Greenbelt along creek and along power line easement
- . Gateway on San Marcos Boulevard at west of city -- open space image important
- . Park needed in viewpoint area
- . Open space on ridgelines
- . Landscape standards for new developments
- . Fish stocking of South Lake and Thibodo Lake
- . Swimming pool at Palomar Park
- . Checkerboards set in tables at parks
- . Lawn sport provision: volleyball, croquet
- . Bike paths around city
- . New roads to be parkways
- . Nature study centers associated with creek
- . Interactive open space in middle of commercial district
- . More sidewalks needed
- . Need for child care adjacent to parks with play structures and near elementary schools
- . "Pop Warner" needs permanent site for up to 250 kids
- . Year round soccer, football, softball complex
- . Community Park focusing on youth activities
- . Expand Walnut Grove Park
- . Need for parks close to high density residential areas
- . Need for amphitheater
- . Joint uses with school district
- . Nature trails
- . Trails for good viewpoints
- . No commercial amusement type parks wanted
- . Library
- . Wildlife corridors
- . Preserve bird life along creek
- . Some areas should be left natural -- no need for trails everywhere



- . Link trails to regional context
- . Road widening projects to have sufficient right-of-way for parallel trail
- . "Heritage Park" concept accommodating Barn and other historic structures
- . Each park to have theme, i.e., water, sports
- . Family and larger group picnic areas
- . Bike rest station or way station
- . Public restrooms in parks
- . "Natural trails" as well as more developed trails
- . UC Davis as model
- . Dixon Lake as model
- . Covered picnic areas

A general consensus was reached regarding a number of concepts which the community felt should be integrated in the Parks Master Plan:

- . Provision of regional type parks with limited improvements providing a kind of wilderness experience;
- . Provision of more active and family-oriented parks;
- . Provision of parks close to high density residential areas;
- . Provision of fields and courts for organized sports;
- . Establishment of an integrated trail system for pedestrian, bicycle, and equestrian use both within the city and linking to surrounding areas;
- . The need to protect environmental resources through open space;
- . The desire to see a naturalistic treatment of San Marcos Creek;
- . The need to protect ridgelines from development;
- . Preservation of public access to viewpoints.

On January 5, 1989 a second public workshop was held at which a conceptual master plan was presented for public comment and review. The plan indicated possible approximate locations for the city's parks system at buildout broken down into sites for neighborhood parks, community parks, regional parks, rural and urban trails, and a downtown creekside trail. The public's attention was particularly drawn to the extent of the proposals -- over 500 acres of developed parks, being about ten times the current provision -- and the strong emergence of a water-oriented theme in much of the proposal.

The public response was very enthusiastic; there was a general awareness that the project offered a special opportunity in comparison with many of the surrounding municipalities. The broad concept of park nodes linked by a city-wide trail system which also hooked into surrounding areas was supported without dissent. The primary expressed concerns regarded future steps in developing the plan. First was the question of viability and how the plan would be achieved in practice. Questions of acquisition and funding and also the possible need for a future bond issue were raised. The second main question was over the allocation of specific program elements to each of the park sites.

A third public meeting was held on July 24, 1989 at which the final plan was presented to another strong attendance from the local community. Some members of the public expressed concern that the plan was "more than a simple town like San Marcos needed", but overall there was strong support expressed for the type of recreation system envisaged by the plan.

In addition to these specific workshops, the master plan was addressed at a number of Commission and Council meetings all of which were open to the public.

## APPENDIX C

### METHODOLOGY

The Methodology Chart summarizes the process through which the San Marcos Parks Master Plan was developed. The initial phases of the project involved collection and analysis of data in seven main areas:

- . Environmental data - existing city mapping of environmental resources were correlated (See Section 3.2).
- . Planning context - the existing planning framework in the city was analyzed through interaction with staff and specifically through a review of the General Plan, a number of specific plans, and city ordinances.
- . Development patterns were analyzed to ascertain areas of the city where an emphasis needed to be placed on public recreation and also to determine areas which needed to become top priorities in phasing public land acquisition.
- . Demographic projections were analyzed to project parks needs both in terms of quantity and also type.
- . Needs survey - three primary strategies were used to gather information on community needs:
  - .. A mailed survey (See Appendix D),
  - .. Meetings with special interest groups which were conducted early in the project's progress,
  - .. Community meetings (See Appendix B).
- . Existing conditions - survey and analysis included both existing and proposed park sites and existing financing mechanisms and structure.
- . Standards - comparative studies were made of both national and local authorities to help determine standards relevant to San Marcos.

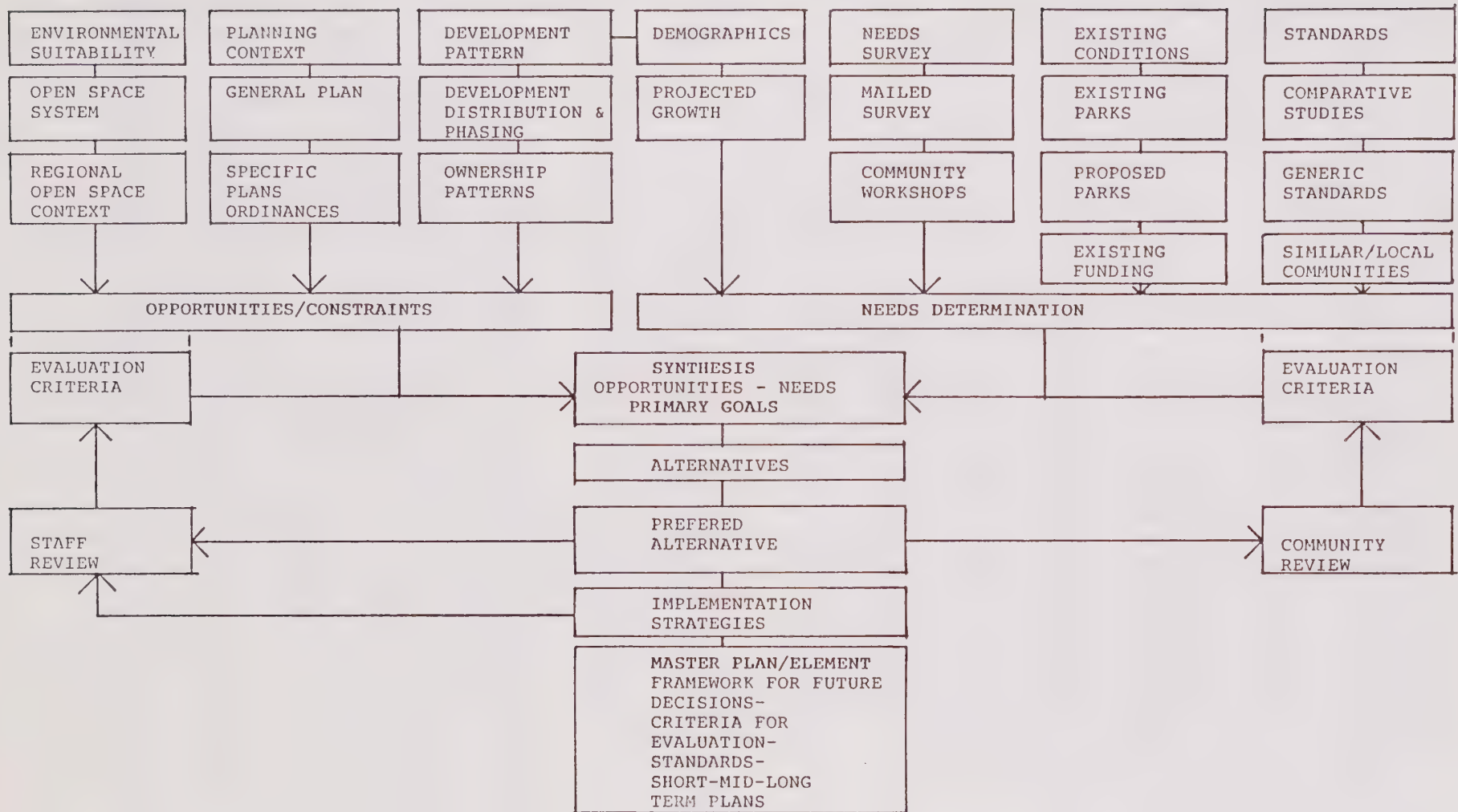
From the analysis of all the base data, and in the light of staff and community input, a variety of needs, opportunities, and constraints were identified which were combined to derive a series of primary goals for the Master Plan.

Having established the primary goals for the project, the next phase involved synthesizing the various inputs to produce proposals for future parks and recreation opportunities in the city. A quantitative standard was determined for local parks provision after which a range of alternative plans was explored leading to a conceptual scheme which was presented both the City staff and to the public. Their responses were integrated in a refinement process leading to the resolution of a preferred citywide concept plan.

A program was devised responding to the needs survey, and the program elements were allocated amongst the various park sites identified in the Plan. Finally, a series of policies were derived addressing phasing, implementation, acquisition, and funding.

The project's conclusion is represented by two products: the San Marcos Parks Master Plan and the Parks and Recreation Element for the San Marcos General Plan.

# SAN MARCOS PARKS MASTERPLAN METHODOLOGY





## **APPENDIX D**

### **PARKS MASTER PLAN QUESTIONNAIRE**

In November 1988, the City distributed a questionnaire regarding preparation of the Parks Master Plan to each household in San Marcos. Approximately 17,000 questionnaires were sent out. The answers from 148 completed and returned questionnaires were compiled the results are presented below.

The survey was administered and the figures compiled by the City of San Marcos. Where no total is shown below, city staff indicated they were unable to tally figures from the returned questionnaires.

San Marcos Parks Master Plan Questionnaire  
December 1988

The City of San Marcos is currently preparing a Parks and Recreation Master Plan. To help the City prepare a plan which reflects the ideas and concerns of the citizens of San Marcos we would like your responses.

1. Are you or a member of your family currently participating in any of the San Marcos Parks and Recreation social, educational, or recreation programs?

Yes 25 No 117

2. (IF YES:) How many programs?      You      Family Members
- |                |                   |                   |
|----------------|-------------------|-------------------|
| One            | <u>          </u> | <u>          </u> |
| Two to Three   | <u>          </u> | <u>          </u> |
| Four and over  | <u>          </u> | <u>          </u> |
| (CANNOT TALLY) |                   |                   |

3. If you do not frequently attend local recreation events or programs at either the parks or in recreation centers, please indicate the main reasons below. (Mark as many as apply.)

I do not know what is available	<u>57</u>
I do not have enough free time	<u>46</u>
I have no interest in the available activities	<u>18</u>
Parks are unsafe	<u>14</u>
Facilities are too crowded	<u>11</u>
Transportation is not readily available	<u>5</u>
They cost too much	<u>4</u>
Facilities are uninviting (PLEASE SPECIFY)	
Lack of upkeep/modernization	<u>3</u>
No tennis courts available	<u>2</u>
Schedule conflicts	<u>2</u>
Bike paths to parks weed covered	<u>1</u>
Drinking by undesirables	<u>1</u>

4. What do you like about the City's existing facilities and programs?

That the parks and facilities exist/everything	13
They are well planned/maintained	12
Diversified for all to use	6
The new playground equipment	4
Family orientation/programs	2
Good programs	2
Hometown feel/rural quality	2
The Barn	2
Courteous employees	1
Youth Orientation	1
Senior Activities	1
Uncrowded	1
Safe	1
Fireworks program	1
The pool	1
Open Space	1
Proximity to home	1
Senior Center facility	1
Low cost	1
Good conditions of Rancho Santa Fe Road	1
San Marcos Park	1
The increased child orientation	1
Childrens play area (Woodland Park)	1

5. In what ways do you think existing City facilities and/or programs could be improved?

Plan for & increase number of parks	16
Increase publicity	6
Provide municipal golf course/driving range	5
Offer (more,better priced) childcare	5
Improve traffic conditions	5
More equestrian trails	4
Improve restroom facilities	4
Regional connected park concept	2
Bicycle lanes/storage	2
More trees, vegetation for shade, etc.	2
Offer specific programs/activities:	
Crafts	1
Group hiking	1
Racewalking classes	1
More afterschool programs	1
Teen dances/social events	1
Handicap access	1
Expand existing library	1
Modernize playground equipment (SM Park)	1
Improve maintenance of existing tennis courts	1
Expand existing parks	1
Add tennis courts/lessons	1
Duck lake/walking trails	1
Convert Walnut Grove park to staging area	1
Community volunteers	1
City projects	1



Clean up the messy parks	1
Improve soccer field at Linda Vista Park	1
Reduce cost	1
Basketball courts	1
Slow traffic down	1
Fence around Woodland Park	1
More sports fields	1
More toddler/small child facilities (Linda Vista Park)	1
Better priced programs	1
Open air amphitheater	1
Increase musical, theatre, arts and civic events	1

6. Please list any recreation facilities and/or programs not presently available in the City which you would like to see?

Tennis courts/lessons	10
More bike/hike/equestrian trails	10
Golf courses	9
Year-round pool	3
Sports for kids (basketball camp)	3
Handball courts	2
Cultural/educational/craft programs	2
Skateboard rinks	2
More of everything/events	2
Programs:	
Adult children of alcoholics	1
Meditation programs	1
Self-esteem programs	1
Woman's support group	1
Adult social dancing	1
Outdoor recreation (inc. education prog)	1
Oil painting classes	1
Mom/Tot hiking	1
Expand library	1
Racewalking classes	1
Group Transportation to other SD events	1
Natural Open Space for hiking/picnics	1
New stadium at Linda Vista Park	1
Something for off track	1
Shuffleboard courts	1
Programs for tots	1
Social events	1
Better streets/traffic conditions	1
Adult soccer	1
More parks with water features	1
Longer indoor soccer season	1
Batting cages	1
Upper Mesa Bradley Park	1
Trips for seniors	1
Botanical gardens	1

Plays, musicals	1
Lighted tennis courts	1
Large open areas/fishing	1
Lawn bowling for elderly	1
Field Hockey	1
Camera club	1
Rodeos	1
Roller/ice skating	1
Boating	1
Shooting	1
Increase park areas	1

7. Would you use a comprehensive trail network if developed city-wide linking parks and open space. Yes 119 No 23
8. If yes to Number 11, which type of trail would you prefer and utilize the most? Equestrian 14 Hiking 77 Bike Path 65
9. Below is a list of recreational activities that are available in the City of San Marcos. Please indicate the activities you and your family have participated in within the last twelve months.

	<u>Public Facility</u>	<u>Private Facility</u>	<u>You</u>	<u>Total # of Family member</u>
<u>Sports:</u>				
Badminton	<u>1</u>	<u>1</u>	<u>2</u>	<u>-</u>
Baseball (Youth)	<u>6</u>	<u>-</u>	<u>2</u>	<u>4</u>
Basketball	<u>4</u>	<u>4</u>	<u>5</u>	<u>4</u>
Bowling Leagues	<u>9</u>	<u>5</u>	<u>7</u>	<u>20</u>
Competitive Swimming	<u>1</u>	<u>1</u>	<u>3</u>	<u>1</u>
Exercise/Fitness Class	<u>12</u>	<u>15</u>	<u>14</u>	<u>32</u>
Football	<u>1</u>	<u>-</u>	<u>-</u>	<u>-</u>
Horseshoe League	<u>-</u>	<u>3</u>	<u>1</u>	<u>1</u>
Racquetball/Handball	<u>1</u>	<u>9</u>	<u>2</u>	<u>7</u>
Soccer (Adult)	<u>2</u>	<u>-</u>	<u>2</u>	<u>1</u>
Soccer (Youth Outdoor)	<u>10</u>	<u>-</u>	<u>1</u>	<u>8</u>
Softball	<u>10</u>	<u>1</u>	<u>2</u>	<u>10</u>
Tennis	<u>10</u>	<u>14</u>	<u>10</u>	<u>22</u>
Track	<u>2</u>	<u>4</u>	<u>2</u>	<u>2</u>
Volleyball	<u>2</u>	<u>2</u>	<u>2</u>	<u>7</u>
<u>General Recreation:</u>				
After School Program	<u>4</u>	<u>3</u>	<u>-</u>	<u>5</u>
Bicycling	<u>16</u>	<u>8</u>	<u>13</u>	<u>53</u>
Bowling	<u>8</u>	<u>4</u>	<u>4</u>	<u>13</u>
Gardening	<u>5</u>	<u>12</u>	<u>14</u>	<u>29</u>
Golf	<u>14</u>	<u>11</u>	<u>14</u>	<u>18</u>
Gymnastics	<u>3</u>	<u>3</u>	<u>2</u>	<u>7</u>
Horseback Riding	<u>3</u>	<u>7</u>	<u>2</u>	<u>16</u>
Informal field sports (softball touch/football)	<u>4</u>	<u>2</u>	<u>2</u>	<u>6</u>

Informal court games (basketball/ volleyball/tennis etc.)	<u>8</u>	<u>8</u>	<u>5</u>	<u>16</u>
Jogging	<u>13</u>	<u>4</u>	<u>10</u>	<u>28</u>
Picnicing	<u>18</u>	<u>5</u>	<u>14</u>	<u>66</u>
Pre-school Programs	<u>2</u>	<u>1</u>	<u>-</u>	<u>3</u>
Playground Equipment	<u>10</u>	<u>1</u>	<u>5</u>	<u>42</u>
Skateboarding	<u>4</u>	<u>3</u>	<u>2</u>	<u>5</u>
Special Interest Classes	<u>9</u>	<u>4</u>	<u>7</u>	<u>7</u>
Swimming	<u>18</u>	<u>14</u>	<u>12</u>	<u>69</u>
Walking for Pleasure	<u>17</u>	<u>10</u>	<u>14</u>	<u>89</u>

Social Activities:

4th of July celebration	<u>14</u>	<u>7</u>	<u>21</u>	<u>100</u>
Attend local art shows	<u>8</u>	<u>7</u>	<u>8</u>	<u>52</u>
Attend local concerts, plays, musicals	<u>19</u>	<u>9</u>	<u>8</u>	<u>48</u>
Attend movies	<u>17</u>	<u>10</u>	<u>10</u>	<u>82</u>
Attend sports events as spectators	<u>20</u>	<u>5</u>	<u>11</u>	<u>42</u>
Chess/Checkers/Bridge etc.	<u>3</u>	<u>2</u>	<u>3</u>	<u>7</u>
Chili Cookoff	<u>20</u>	<u>1</u>	<u>10</u>	<u>35</u>
Group picnics	<u>8</u>	<u>4</u>	<u>5</u>	<u>26</u>
Seniors Programs	<u>13</u>	<u>5</u>	<u>3</u>	<u>16</u>
Social Dancing	<u>10</u>	<u>7</u>	<u>4</u>	<u>18</u>
Ye Old English Faire	<u>19</u>	<u>3</u>	<u>14</u>	<u>37</u>

Cultural/Educational:

Arts/crafts/photography	<u>13</u>	<u>5</u>	<u>9</u>	<u>19</u>
Music/drama/dance groups	<u>7</u>	<u>2</u>	<u>5</u>	<u>18</u>
Palomar Coll educational programs	<u>20</u>	<u>3</u>	<u>16</u>	<u>23</u>

Other:

Any special hobbies or recreational activities not listed above:  
Please specify:

---

The following questions are for tabulation purposes so we can better understand the needs of particular groups.

10. The person responding is:

Male 66 Female 84

11. I am between the ages of:

19 and under	<u>20 to 24</u>	<u>2</u>	<u>25 to 34</u>	<u>36</u>
35 to 44	<u>45 to 59</u>	<u>26</u>	<u>60 and over</u>	<u>48</u>

12. Our family considers themselves:

White, Anglo	<u>126</u>	Hispanic	<u>11</u>	Black	<u>6</u>
Asian	<u>10</u>	American Indian	<u>1</u>	Other	<u>3</u>

13. In which part of the city do you live?

Barham/Discovery	<u>12</u>	Questhaven/La Costa Meadows	<u>2</u>
Business/Industrial	<u>0</u>	Richland	<u>26</u>
College Area	<u>10</u>	Richmar	<u>6</u>
County Area	<u>1</u>	Twin Oaks Valley	<u>22</u>
Lake San Marcos	<u>35</u>	West City Area	<u>25</u>

Are there any additional comments you wish to make regarding the issues covered in this survey?

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Your opinion is important to us and will be carefully considered.  
Thank you very much for your time and participation.



## APPENDIX E

### ACTIVE RECREATION FACILITIES STANDARDS

While there have been serious challenges to the application of recreation standards in the development of parks and recreation plans<sup>1</sup>, the experience of other communities and the recommendations of authorities concerned with recreation remain an essential starting point for determining the facilities which will be necessary to meet a community's future needs. The purpose of this appendix is to identify how the standards for active sports facilities called for in the San Marcos Parks Master Plan have been derived.

Where a standard has been used, it will be identified; if there is a significant deviance from available published standards, the reason will be given. Generally speaking, the facilities called for in the Plan have been derived from a considered synthesis of: national published standards, examination of provisions in some other Southern California cities, information gathered through the recreation questionnaire administered by the City of San Marcos in 1988, input from relevant interest groups existing in San Marcos, ideas gathered at public meetings, and considerable input from city staff's close understanding of the community's needs and character.

**Tennis** The Recreation Element (revised in 1982) of the San Diego County General Plan calls for one tennis court for each 2,000 population, a figure consistent with other published sources. Tennis emerged from the city's questionnaire as a facility which was perceived to be lacking. The 56 courts called for in the plan meet the 1 per 2,000 population standard.

**Basketball** The population standard for basketball courts is set at 1 court per 500 population by the San Diego County Recreation Element. A lower standard of 1 court per 6,000 population was adopted for this plan for the following reasons:

- . There was a low response to basketball in the recreation questionnaire administered by the city,
- . Staff indications that basketball was not a particularly popular sport in San Marcos,
- . The observation that published national standards (to which the San Diego County standards comply) were set within the context of East Coast cities where basketball is much more popular,
- . A survey of communities neighboring San Marcos revealed that a 1 per 6,000 standard was in line with that of surrounding communities,
- . That the potentially high level of demand for basketball generated by the new California State University campus population would be met by facilities on the campus,
- . That the provision of lighted basketball courts reduced the need for a greater number of courts by extending the usable time for each court. (National standards and the San Diego County standards do not distinguish between lighted and unlighted facilities.)

---

<sup>1</sup>For a thorough discussion, see Chapter 11, "Recreation Standards" in Recreation Planning and Design by Seymour M. Gold (published by McGraw-Hill in 1980).

- Lighted Baseball Diamonds . The total of 18 lighted diamonds called for in this plan achieves a standard of 1 per 6,000 population which is in line with general standards and is consistent with the provisions being made in adjacent communities.
- Unlit Baseball Diamonds . The total of 32 softball diamonds in this plan approaches a standard of 1 per 3,000 population which is in line with general standards and consistent with or exceeds the provisions being made in adjacent communities.
- Football/Soccer Fields . A standard of one field for every 10,000 persons, half of which should be lighted, is quoted in Recreation Planning and Design (by Seymour Gold, published by McGraw-Hill in 1980). The combined total of one lighted football field, four lighted soccer fields, and eight multipurpose fields called for in this plan meets this standard.
- Swimming Pools . Published standards for swimming pools vary from around 1 facility per 6,000 to 1 per 20,000. The three neighborhood pools, two community pool complexes, and three water play areas proposed by buildout would place San Marcos' provision within this range.
- Golf Courses . Published standards call for around one course per 25,000 persons, with a service radius of ten miles, but do not specify that these should necessarily be publicly owned. With the existing courses in Lake San Marcos, two courses planned for the city -- one in Twin Oaks Valley and one in Questhaven, and a number of additional courses in the surrounding region, it was felt that demand was being met already. Therefore, the plan does not advocate the development of a municipal course, which would entail a major capital expenditure, but rather acknowledges the possibility of the city considering this as a project some time in the future when higher priority public facilities are already in place.

## APPENDIX F

### RECENT PARK DEVELOPMENT COSTS IN SAN DIEGO COUNTY

## RECENTLY BUILT PARKS / PLANNED PARKS

CITY	NAME OF PARK/ TYPE OF PARK	ACRES	FACILITIES	TOTAL DEVELOPMENT COSTS	YEAR COMPLETED	FUNDING	NOTES
Carlsbad	Calavera Park Community (completed)	16	PHASE I: (1) Basketball court (2) Tennis courts (2) Softball fields (1) Tot lot Refreshments stand PHASE II: Community center (17400 sq. ft.) w/ full gym, full kitchen classrooms, dance hall, bathrooms, showers, storage, & (1) office	\$3,892,000 (both phases)	I: Feb. 1989 II: May 1989	Park in-lieu fees Public facility fees	\$1,000,000 community center
					PER ACRE COST (w/ land) =====		
					\$243,250		
Vista	- Community (in process)	155 I: (42)	PHASE I: (42 acres) (1) Lighted baseball field (2) Softball fields Lake (2 acres) Picnic facilities Children's Play area Concessions for ball fields Restrooms FUTURE PHASES: Community Center (15,000 sq. ft.)	\$3,000,000 (to date)	I: 1989	Park development fees	\$2,000,000 community center (estimate).
					PER ACRE COST (w/ land) =====		
					\$71,429 (phase one only)		
Escondido	Mountain View Park Community (planned)	23	PHASE I: (2) Little League fields (1) Basketball court (3) Tennis courts	\$2,500,000 (no land costs included)	I: 1989	Park development fees	Land was previously acquired. \$1,200,000 PHASE I development costs.
					PER ACRE COST (w/o land) =====		
					\$108,696		



CITY	NAME OF PARK/ TYPE OF PARK	ACRES	FACILITIES	TOTAL DEVELOPMENT COSTS	YEAR COMPLETED	FUNDING	NOTES
San Marcos	Paloma Park Neighborhood (in process)	12	PHASE I: (2) Tennis courts (2) Baseball fields (1) Multipurpose field (1) Tot lot Swimming Pool Restrooms Temporary childcare trailer Parking FUTURE PHASES: Community Center (5500 sq. ft.) Snack bar Permanent childcare facility	\$3,500,000	I: 1989-90	Mello - Roos Community Facilities Dist. (bonds)	\$700,000 total land cost (acquired by developer) \$1,700,000 PHASE I development costs.
					PER ACRE COST (w/ land)		
					=====		
					\$291,667		
Chula Vista	Sunridge Park Neighborhood (completed)	6	(2) Tot lots (1) Basketball court Exercise stations Security lighting	\$425,000 (approx.) (no land costs included)	Summer 1989	Park acquisition and development fees Residential construction fees	Land was donated for park use.
					PER ACRE LAND COST (w/o land)		
					=====		
					\$70,833		
	Bonita Long Canyon Park Neighborhood (completed)	11	(2) Softball fields (1) Tot lot Restrooms Parking lot Security lighting	\$650,000 (approx.) (no land costs included)	Summer 1988		
					PER ACRE LAND COST (w/o land)		
					=====		
					\$59,091		

CITY	NAME OF PARK/ TYPE OF PARK	ACRES	FACILITIES	TOTAL DEVELOPMENT COSTS	YEAR COMPLETED	FUNDING	NOTES
Poway	Midland Park Community (Old Poway Park)	5	1907 locomotive Museum Restaurant Children's Play area Picnic area 2.5 Acres green area	\$2,000,000 (acq. & devel.)	1992	Redevelopment agency and grants	
					PER ACRE LAND COST (w/ land)		
					\$400,000		
	Valverde Park Neighborhood (planned)	4.7	Softball / Little League fields Picnic areas Naturalized stream Sidewalks Parking (35 spaces)	\$600,000	Fall 1989	Bonds and participation	
					PER ACRE LAND COST (w/o land)		
					\$127,660		
Oceanside	Lake Park Neighborhood (planned)	10	STILL IN DESIGN PHASE Athletic fields Parking	\$350,000 (no land costs included)	1989-90	Park District fees	Land is owned by the City of Oceanside.
					PER ACRE LAND COST (w/o land)		
					\$35,000		
	Alimoso Park Neighborhood (planned)	8	Athletic fields Parking Green belt	\$400,000 (no land costs included)	1989-90	Park District fees	
					PER ACRE LAND COST (w/o land)		
					\$50,000		



# CITY OF SAN MARCOS MASTER TRAILS PLAN



Prepared by

*Wallace Roberts & Todd*

May 1991





# SAN MARCOS MASTER TRAILS PLAN

MAY 1991

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## EXECUTIVE SUMMARY

The purpose of the Master Trails Plan is to provide a detailed implementation guide for the citywide trails system adopted as official City policy in the Master Parks Plan and the Parks and Recreation Element of the General Plan. The system has been planned for San Marcos at buildout, a college and university city with a population in excess of 85,000. Many communities now close to buildout are struggling to retrofit a trails system, having missed the opportunity as they grow. San Marcos is in a position of being able to implement the system now, as it grows, putting a significant recreational resource in place for the future.

The 102-mile trails system described in this Master Plan includes two main types of trail:

- 21 miles of Urban Trails which provide recreation and alternative means of circulation for bicyclists and pedestrians located primarily in the more intensively developed valley areas of the City; and
- 81 miles of Multiuse Trails which provide recreational access to the less intensively developed areas of the City for bicyclists, pedestrians, and equestrians. Providing an alternative mode of circulation is also an important objective for many of the Multiuse Trail segments.

The goal of the trails system is to provide recreational access and alternative circulation for non-motorized users through an interlinked citywide system of trails connecting residential neighborhoods to local and regional parks, schools, and colleges. The system is also designed to connect with the wider regional trails context as planned by the cities of Carlsbad, Vista, Escondido, and Encinitas, and the County of San Diego.

It is proposed that the primary trails system described herein will be owned by the City in fee or through permanently dedicated easements. For the most part, implementation of the trails system will be accomplished on a segment by segment basis, phased in and constructed by new development. The developer of any parcel through which the proposed trails pass will be required as a condition of development to dedicate the trail right-of-way and to effect the required improvements, consistent with the City's public facility plans and policy. Segments of trails in already developed areas will be financed by the city as funds become available. The developer may use the trail right-of-way, subject to consistency with the overall plan, for the calculation of developable acreage.

The trails right-of-ways will be maintained through the City's Lighting and Landscaping District. New developments will be required to annex to the District. The developer shall ensure that prospective purchasers sign an assessment disclosure statement explaining projected assessments.

Planning for the trails system has included review of both archaeological and biological constraints by appropriately qualified experts. The alignment of each trail segment has been chosen so as to mitigate any negative impacts. Full details of environmental resources and the trails planning responses are contained in the main body of this report.

The report is structured into two main sections:

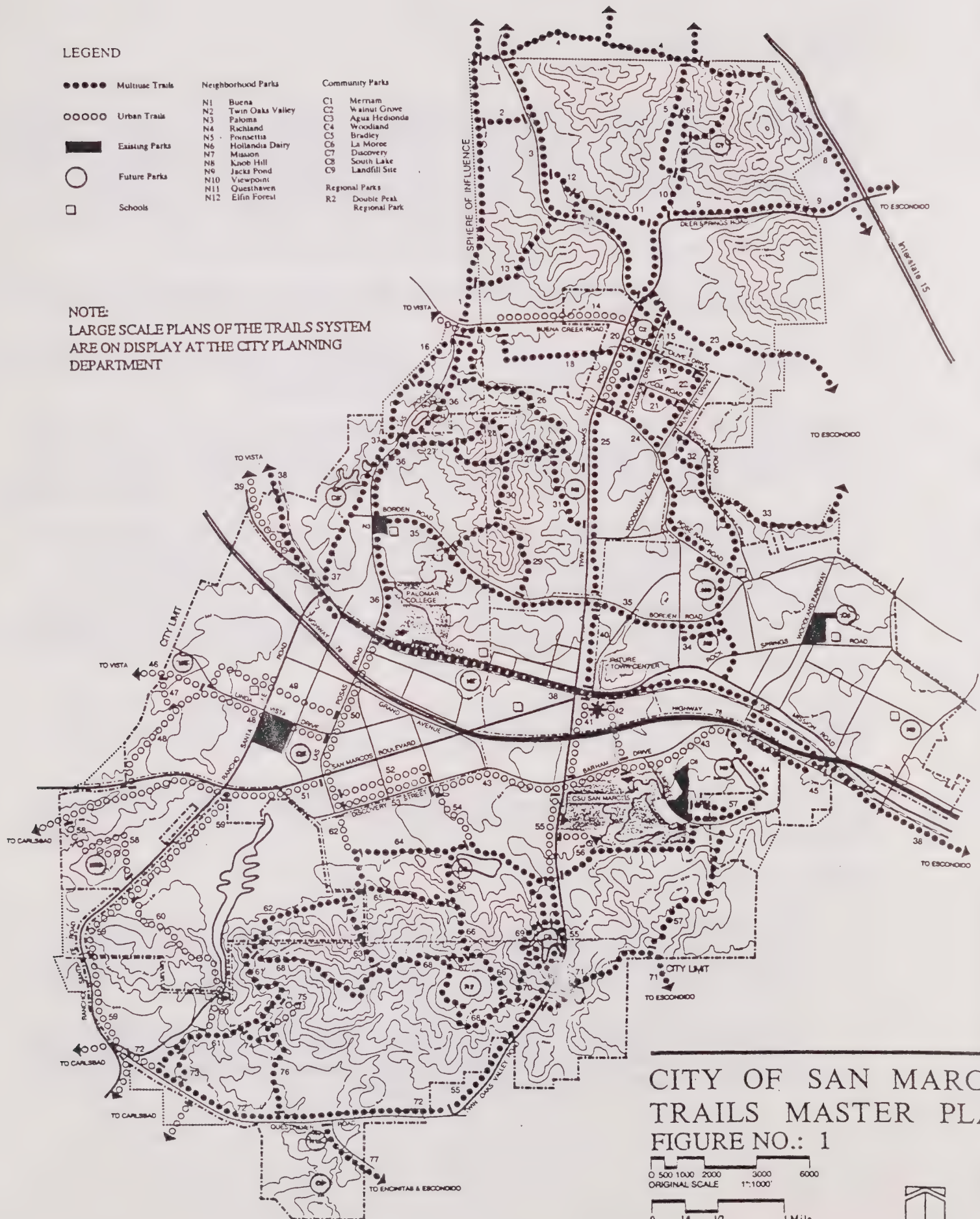
- **Trails Implementation Strategy:** Following this Executive Summary is an in-depth discussion of general issues which pertain to the entire trails system. This discussion ranges from technical issues such as construction guidelines, through environmental review, to policy details regarding ownership, implementation requirements, and maintenance conditions.
- **Segments Descriptions:** The second main section of the report, Segments Descriptions, treats the trail system on a segment by segment basis, providing textual information on locational criteria, environmental review, cost estimates, and other details. The text for each segment is accompanied by a detailed sketch plan indicating the proposed alignment.



# LEGEND

- |           |                  |                     |                  |
|-----------|------------------|---------------------|------------------|
| ●●●●●     | Multituse Trails | Neighborhood Parks  | Community Parks  |
| ○ ○ ○ ○ ○ | Urban Trails     | N1 Buena            | C1 Mernam        |
| ■         | Existing Parks   | N2 Twin Oaks Valley | C2 Walnut Grove  |
| ○         | Future Parks     | N3 Paloma           | C3 Agua Hedionda |
| □         | Schools          | N4 Richland         | C4 Woodland      |
|           |                  | N5 Poinsettia       | C5 Bradley       |
|           |                  | N6 Hollandia Dairy  | C6 La Moroe      |
|           |                  | N7 Mason            | C7 Discovery     |
|           |                  | N8 Knob Hill        | C8 South Lake    |
|           |                  | N9 Jacks Pond       | C9 Landfill Site |
|           |                  | N10 Viewpoint       | Regional Parks   |
|           |                  | N11 Questhaven      | R2 Double Peak   |
|           |                  | N12 Elfin Forest    | Regional Park    |

NOTE:  
LARGE SCALE PLANS OF THE TRAILS SYSTEM  
ARE ON DISPLAY AT THE CITY PLANNING  
DEPARTMENT



## CITY OF SAN MARCOS TRAILS MASTER PLAN FIGURE NO.: 1

0 500 1000 2000 3000 6000  
ORIGINAL SCALE 1"=1000'

0 1/4 1/2 1 Mile

Wallace Roberts & Todd



1991

## TRAILS IMPLEMENTATION STRATEGY

### POLICY FRAMEWORK

#### Park and Recreation Element

In early 1990 the City of San Marcos adopted a new Parks and Recreation Element of the General Plan. The Element called for the development in the City of a trail system to include both highly improved trails suitable for handicapped use in addition to walking and bicycle use, and multiuse trails which would be rougher construction for hiking, mountain bikes, and equestrian use. The six goals of the element are:

**GOAL 1 Local Parks Provision:**

To plan for, acquire, develop, and maintain a system of local parks and recreation facilities which meet the needs of the residents of San Marcos

**GOAL 2 Trails:**

To plan for, implement, and maintain a city-wide network of trails for bicycle, pedestrian, and equestrian use.

**GOAL 3 Community Services:**

To provide for the operation of recreation and leisure programs, community centers, and day care facilities, where such programs and facilities are related to the overall parks and recreation plan.

**GOAL 4 Financing and Implementation:**

To establish equitable and realistic methods to acquire and finance the development, operation, and maintenance of parks and recreation opportunities.

**GOAL 5 Regional Parks Provision:**

To plan for, implement and maintain, both independently and in collaboration with other land use authorities, a system of parks providing informal recreation opportunities for San Marcos and the surrounding region.

**GOAL 6 Conservation:**

To integrate where appropriate the location and operation of parks and recreation resources with the conservation goals of the city.

The second goal includes Policy 3 through Policy 5 inclusive which dealt specifically with trails:

**Policy 3:**

Negotiate for and implement an integrated system of pedestrian paths, hiking trails, bicycle trails and bike lanes, and equestrian trails serving both recreational and non-vehicular circulation needs within the city.

Implementing Strategy 3.1: Prepare a detailed trails master plan detailing a complete network of trails and other routes for pedestrian, bicycle, and equestrian use throughout the city and linking to the surrounding area.

Implementing Strategy 3.2: Liaise with relevant community and special interest groups to ensure development of a trails system meeting community needs.

Implementing Strategy 3.3: Ensure that development projects in the city comply with the requirements of the trails master plan.

Implementing Strategy 3.4: Negotiate with appropriate utility companies and other agencies for the implementation of trail linkages along utility right-of-ways and easements.

Implementing Strategy 3.5: Prepare and make available at public information outlets, a plan showing the city's trail network.



#### Policy 4:

Plan for and implement special trail opportunities in addition to but linked with the wider trail network.

Implementing Strategy 4.1: Coordinate with the Waterways Task Force and other appropriate agencies to ensure development of a trail linkage alongside San Marcos Creek.

Implementing Strategy 4.2: Coordinate with appropriate agencies to implement a trail linkage within the AT & SF railroad right-of-way.

Implementing Strategy 4.3: Negotiate and implement the development of a Trail linkage from the existing AT & SF railroad corridor the proposed San Marcos State University campus in conjunction with any development of a branch line rail linkage to the campus.

Implementing Strategy 4.4: Liaise with the San Marcos Historic Society to investigate the potential for establishment of a programmatic trail linking significant historic sites in the city.

#### Policy 5:

In collaboration with appropriate authorities plan for trail linkages between San Marcos and the surrounding region.

Implementing Strategy 5.1: Coordinate trails planning in San Marcos to ensure integration with the plans of adjacent jurisdiction.

Implementing Strategy 5.2: Invite and coordinate with appropriate agencies to develop a regional trail link along the AT & SF railroad corridor from Escondido to Oceanside.

#### Master Parks Plan

Concurrent with the adoption of the Parks and Recreation Element, the City also adopted a Parks Master Plan which included further elaboration on the intent of the trails and greenways system in the City to serve both to provide a recreational opportunity in itself and also as the backbone of a non-vehicular circulation system. The Parks Master Plan included a plan which described conceptual alignments for the trails/greenway system. The locations of these alignments were determined upon consideration of a number of issues:

- The desire to interconnect major park sites;
- Opportunities to route trails along significant landscape features such as ridgelines and stream corridors, providing a positive environmental context for the trail allowing for example, panoramic views or a path which winds through an area of natural habitat giving the trail user interaction with the variety of plants and wildlife which help characterize San Marcos's rural character;
- Opportunities to provide public access through areas held under open space for aesthetic reasons;
- The objective of providing loops in the trail system permitting a continuous and nonrepetitive walk or ride from the start point;
- The opportunity for a trail running along the existing right-of-way for the light rail which cuts across the city east to west roughly parallel to Mission Road;
- The opportunity to link to the wider regional trail system.

The policies of the two documents discussed above form the policy framework for trails and greenways planning and implementation in the city. This Master Trails Plan has been prepared to guide in more detail the implementation of a trails and greenways system in the City as it moves towards buildout.

## SYSTEM DESCRIPTION

The intent of the 102-mile trail system is to allow residents and visitors to the City an alternative means of circulation as well as the recreational opportunity of using the trails themselves. The trails system will connect neighborhoods to parks, educational institutions, form loops for recreational use, and the opportunity to access the natural landscape of San Marcos.

The City of San Marcos lies within a diverse geographic context providing a varied media of aesthetic opportunities for the trail user. The most prominent land forms in the City are its mountains and ridgelines. To the north is the steeper and more rugged terrain of the Merriam Mountains and San Marcos Mountains. In the south, visual dynamics are provided by Cerro de las Posas, Double Peak, Franks Peak, Mount Whitney and Owens Mountain which straddles the Twin Oaks Valley. Numerous secondary ridges and knolls give definition to the valley floor. The San Marcos Creek and its tributaries flow in a general southwest direction through the City. With sensitive alignment of the trails, the linear character and amenity value of the creek and its tributaries provide a valuable resource to the trail user.

There are two types of trail corridor designated in this implementation plan: an Urban Trail corridor, and a Multiuse Trail corridor. Typically, the Urban Trails, which provide alternative circulation for pedestrians and bicyclists, are located adjacent to the City's network of roads. These Urban Trails travel through the more developed sections of the City core and provide access to commercial, retail, cultural and social activities. The Multiuse Trail corridors allow for equestrian use as well as use by pedestrians and bicyclists. These trails help to maintain the rustic appeal of the City of San Marcos by providing access to the more rural, undeveloped landscapes of the area.

Staging areas will be located at key park sites throughout the City and viewpoints and picnic sites will be located at appropriate locations along the trails. Details of construction and design are included in following sections of the report.

Table 1 lists all the trail segments giving linear distances of trail type and estimated improvement costs.



TABLE 1  
TRAIL SYSTEM SUMMARY

Segment Number (in thousands)	Urban LF (in thousands)	Cost	Multise LF (in thousands)	Cost
1			12.8	454.4
2			2.6	92.3
3			12.6	447.3
4			9.8	347.9
5			5.2	184.6
6			1.4	49.7
7			5.4	191.7
8			8.2	291.1
9			11.2	397.6
10			7.1	252.1
11			3.4	120.7
12			2.8	99.4
13			6.2	220.1
14			9.6	340.8
15			4.0	142.0
16			5.4	191.7
17			2.8	99.4
18			8.2	291.1
19			2.2	78.1
20	4.5	132.8		
21			2.0	71.0
22			3.6	127.8
23			8.0	284.0
24			9.4	333.7
25			8.4	298.2
26			7.6	269.8
27			12.8	454.4
28			3.8	134.9
29			5.9	209.5
30			2.8	99.4
31			2.6	92.3
32			11.6	411.8
33			6.0	213.0
34			3.0	106.5
35			15.2	539.6
36			14.4	511.2
37			8.3	294.7
38			27.2	965.6
39	3.5	103.5		
40			3.5	124.3
41	3.9	115.1		
42	2.6	76.7		
43	12.8	377.6		
44			4.2	149.1
45			5.8	205.9
46	2.8	82.6		
47	1.8	53.1		

TABLE 1 CONTINUED

48	11.0	324.5		
49	6.2	182.9		
50	7.4	218.3		
51	12.0	354.0		
52	4.4	129.8		
53	3.8	112.1		
54		12.0	426.0	
55	3.5	103.3	12.1	429.6
56			7.9	280.5
57			9.0	319.5
58	5.6	165.2		
59	13.9	410.1		
60	8.8	259.6		
61			10.0	355.0
62			11.0	390.5
63			1.2	42.6
64			5.6	198.8
65			4.4	156.2
66			8.8	312.4
67			1.6	56.8
68			19.8	702.9
69			5.6	198.8
70			2.0	71.0
71			5.0	177.5
72			15.0	532.5
73			1.6	56.8
74			1.6	56.8
75	2.8	82.6		
76			4.0	142.0
77			<u>2.5</u>	<u>88.8</u>
TOTALS	111.3	3,283.6	427.7	1,5183.7

## DESIGN AND CONSTRUCTION GUIDELINES

### Trail Design and Construction Guidelines

The design of the trail system for San Marcos is visualized as a multiuse recreation corridor providing varied and attractive routes for pedestrians, 10-speed, mountain, and family bicyclists, and equestrian riders. Additionally, the trail system may be used by joggers and speedwalkers, wheelchairs, skaters, and possibly new types of future recreation.

The Multiuse Trail is designed to allow usage by all three user groups by providing a 10-foot wide paved pedestrian and bicycle path, conforming to Cal Trans standards, separated by a 4-foot high double-rail wooden fence from a 10-foot wide decomposed granite path. (Figure 1) (Figure 1.) The fence will help to separate trail usage and create a continuous rustic aesthetic throughout the City's trail corridors.

The Urban Trail will allow for pedestrian and bicycle usage alongside the City's network of roads. A 10-foot wide paved path, built to Cal Trans standards, will be separated from the road by a 5-foot wide planting buffer which will provide both a psychological as well as a limited physical barrier. (Figure 1). All potential obstructions such as signposts, lighting, fire hydrants, utility boxes, etc. will be kept clear of the pathway, located in the planting buffer as far from the road as possible. For the Urban Trails a single-rail wooden fence with the rail at 34 inches high will be more in keeping with the urban character than the higher double-rail fence proposed for the Multiuse Trails. The 10-foot width of the unpaved path is intended to allow ease of access for maintenance vehicles and to allow passing space for two equestrian users, joggers and/or speed walkers.

In rural areas, the trail corridors have been aligned following existing dirt roads or trails whenever possible to minimize environmental disturbance and following the contours of the land. Specific alignments should take advantage of natural drainage by paralleling natural contour lines and avoiding trail location directly up or down a slope. Drainage water should be kept within manageable limits within the trail easement to prevent damage from erosion. In areas where there is a potential for trail bed erosion, the trail grade should be rolled to create natural appearing drainage dips, diverting water from the trail. Paved surfaces should be smooth, nonslick and pitched at least 2% to provide positive drainage. (Figures 2 and 7.)

Clearing of vegetation for trails should be minimized (see Figure 5). Planting of native species should be used to restore native plant communities where it is necessary to clear vegetation from the trail. Native plantings are preferred for slope stabilization. (See Planting Scheme Guidelines.) Where necessary simple retaining structures such as crib walls or on site rock materials may be used for retaining purposes. (Figure 6.)

The use of switchbacks may be required on steep slopes to maintain trail gradients within acceptable limits. Where the slopes require switchbacks trail grades approaching the switchbacks should be 10 - 15 percent to avoid crosscutting by trail users. The addition of a fence would also provide a physical barrier. The use of switchbacks will require the input of a registered civil engineer on a project by project basis. (See Figure 4.)

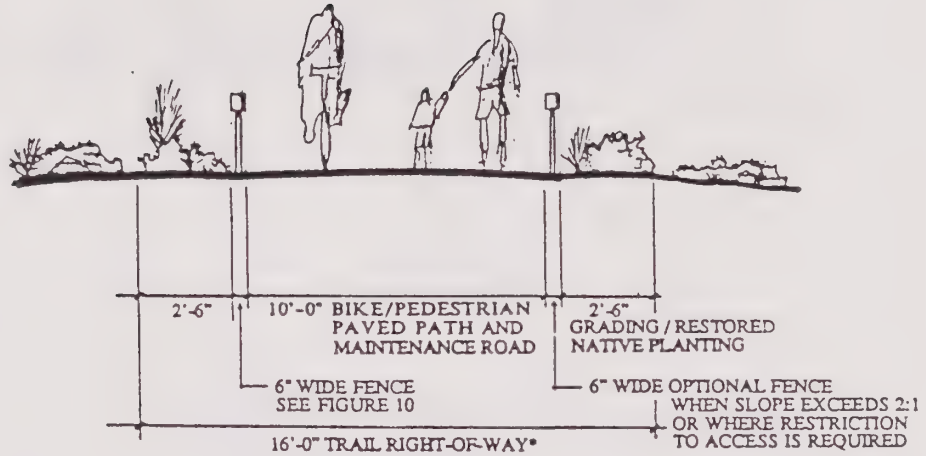
### Furniture

Only minimal furnishings will be provided along the trail system. This will include occasional benches at key locations, bicycle racks and/or combination bench/bicycle racks, and furniture as specified for viewpoints and staging areas. Trash cans will be provided at intervals along the trail system but especially at trail heads and staging areas and viewpoints. All furnishings will be of durable construction and constructed wherever possible of natural materials.

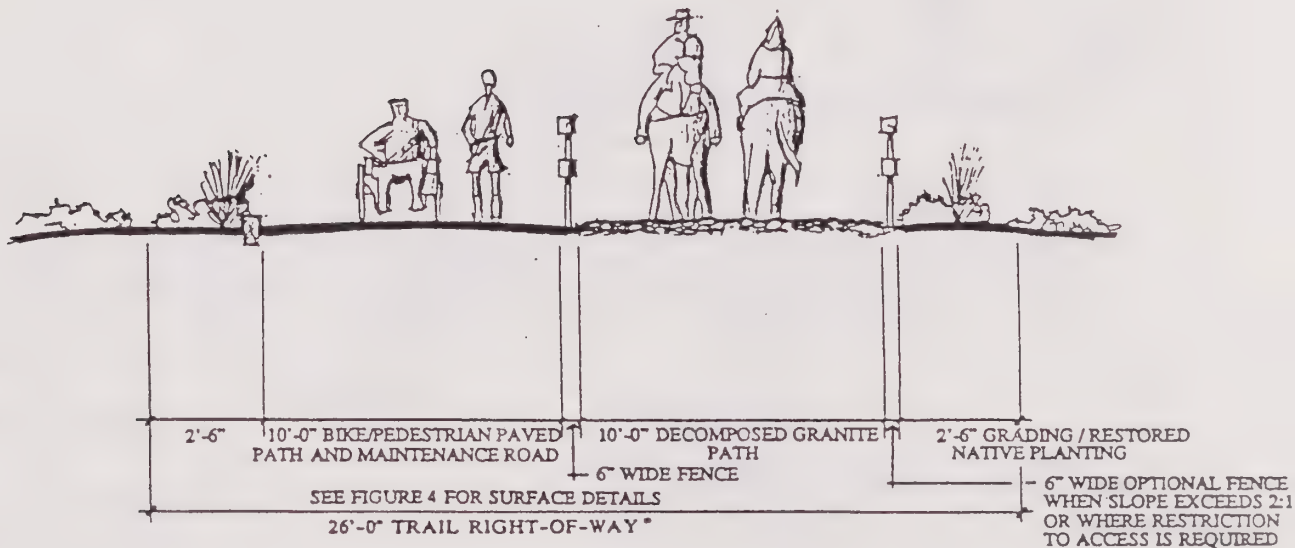
Because use of the trails system is intended for daylight hours only, no lighting is envisaged for the trails system with the exception of the staging areas. Lighting is included in the staging areas for security purposes.

# GRADIENTS:

00 - 10%	UNLIMITED
10 - 15%	UP TO 100 YARDS
15 - 20%	UP TO 100 FEET
20% +	ON SPECIALLY APPROVED BASIS ONLY



URBAN TRAIL (RURAL SETTING)



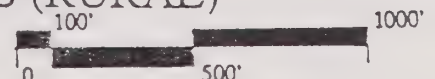
MULTIUSE TRAIL (RURAL SETTING)

\*WHERE APPROVED BY THE CITY, 10 FEET OF ROAD R.O.W. COULD BE USED AS PART OF THE TRAIL R.O.W.

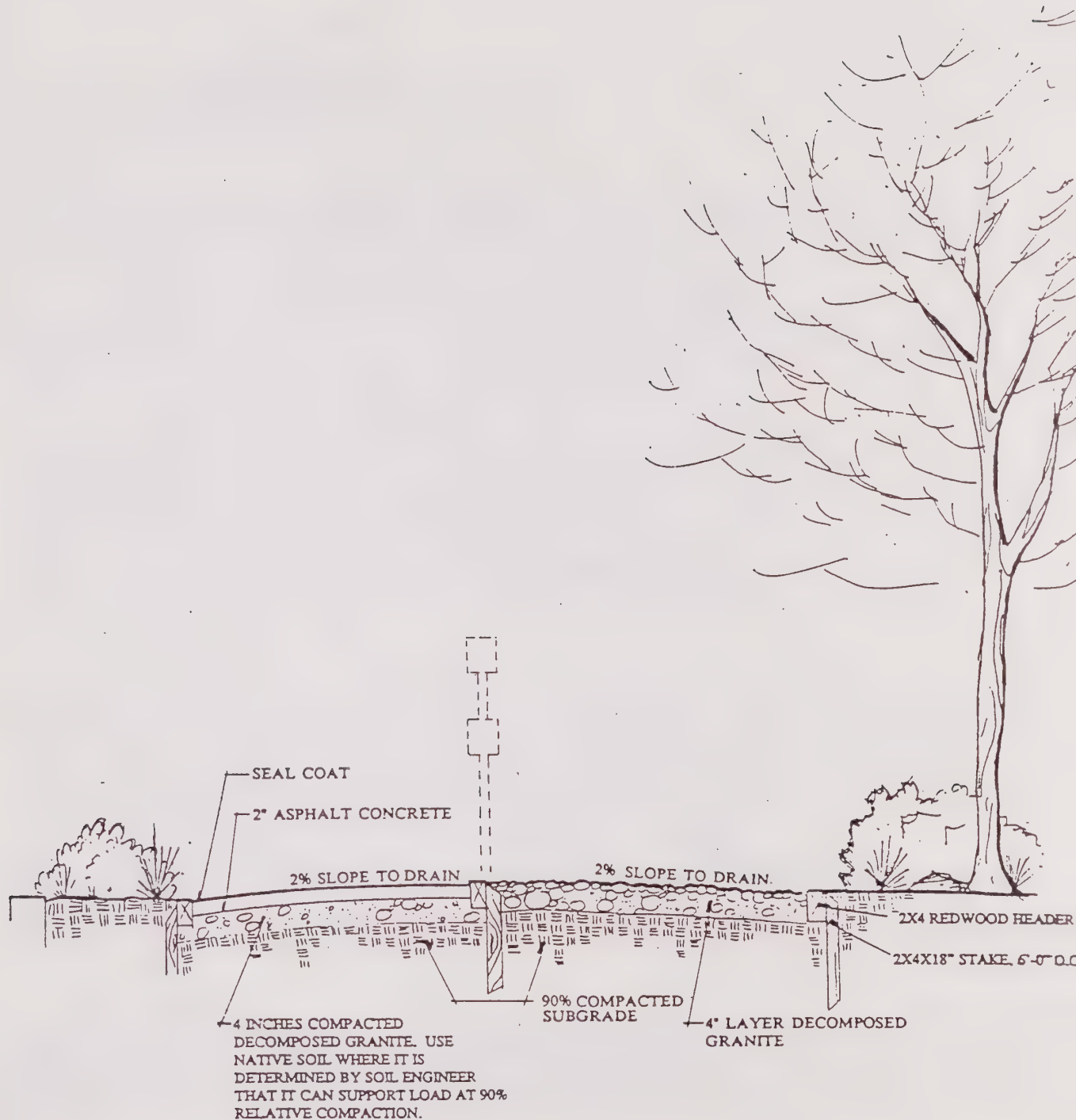
## CITY OF SAN MARCOS TRAILS MASTER PLAN

FIGURE NO.: 3 TRAIL DESIGN STANDARDS (RURAL)

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1991







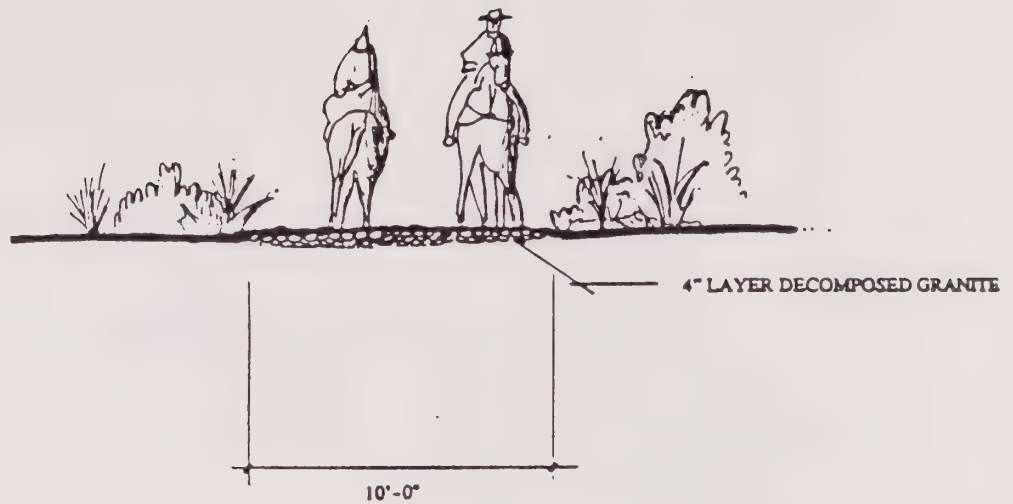
TRAIL SURFACE.

# CITY OF SAN MARCOS TRAILS MASTER PLAN

FIGURE NO.: 4 SURFACE CONSTRUCTION DETAILS

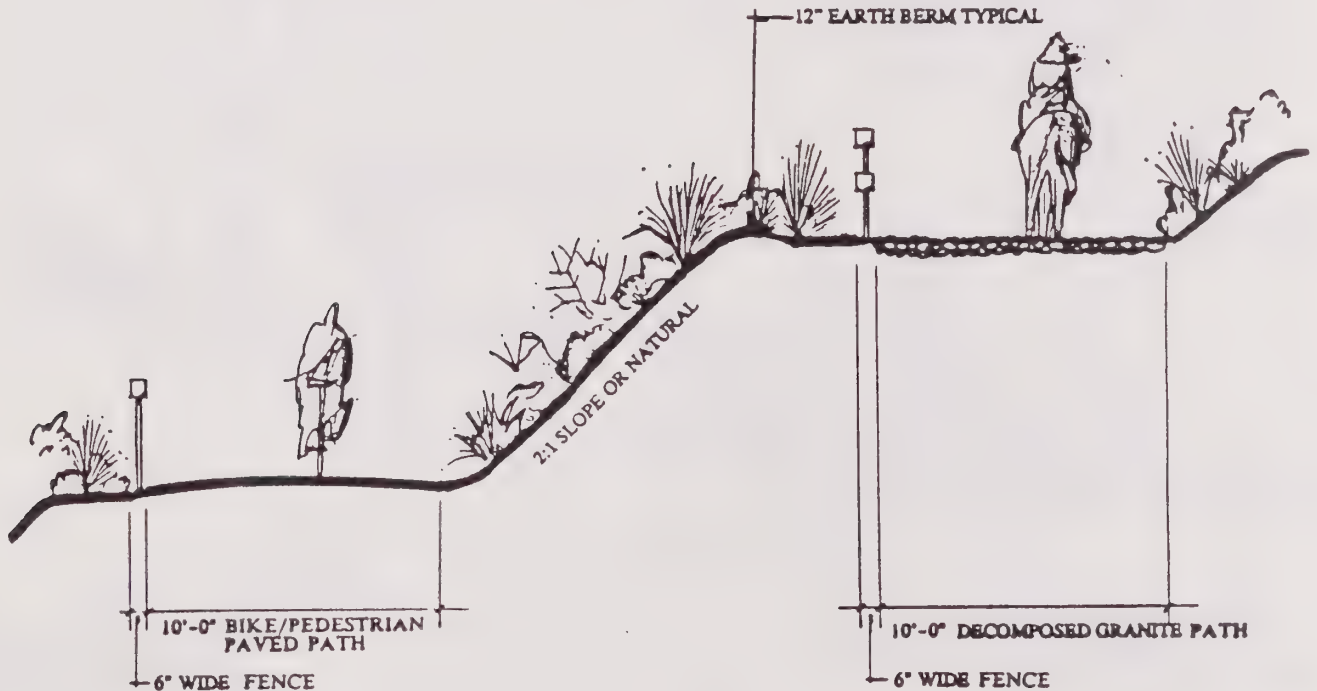
WALLACE ROBERTS & TODD

1991



### UNIMPROVED TRAIL

NOTE:  
INTERIM USE ONLY; EG., EXISTING  
UTILITY EASEMENTS OR OTHER  
TRAILS AS APPROVED BY THE CITY.



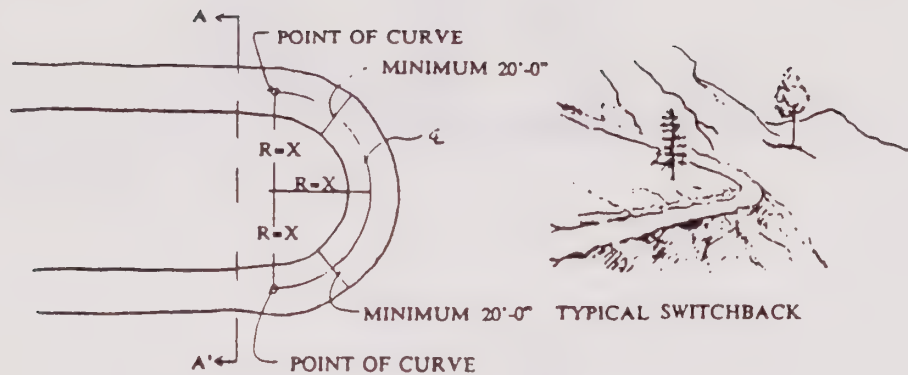
### MULTIUSE TRAIL DIVIDED TRAIL

NOTE:  
WHEN TOPOGRAPHY/LOCAL  
CONDITIONS PREVENT TRAILS FROM  
BEING SIDE BY SIDE, SEPARATION OF  
ALIGNMENTS MAY BE AN  
ALTERNATIVE.

# CITY OF SAN MARCOS TRAILS MASTER PLAN

FIGURE NO.: 5 UNIMPROVED TRAIL AND DIVIDED TRAIL

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1991



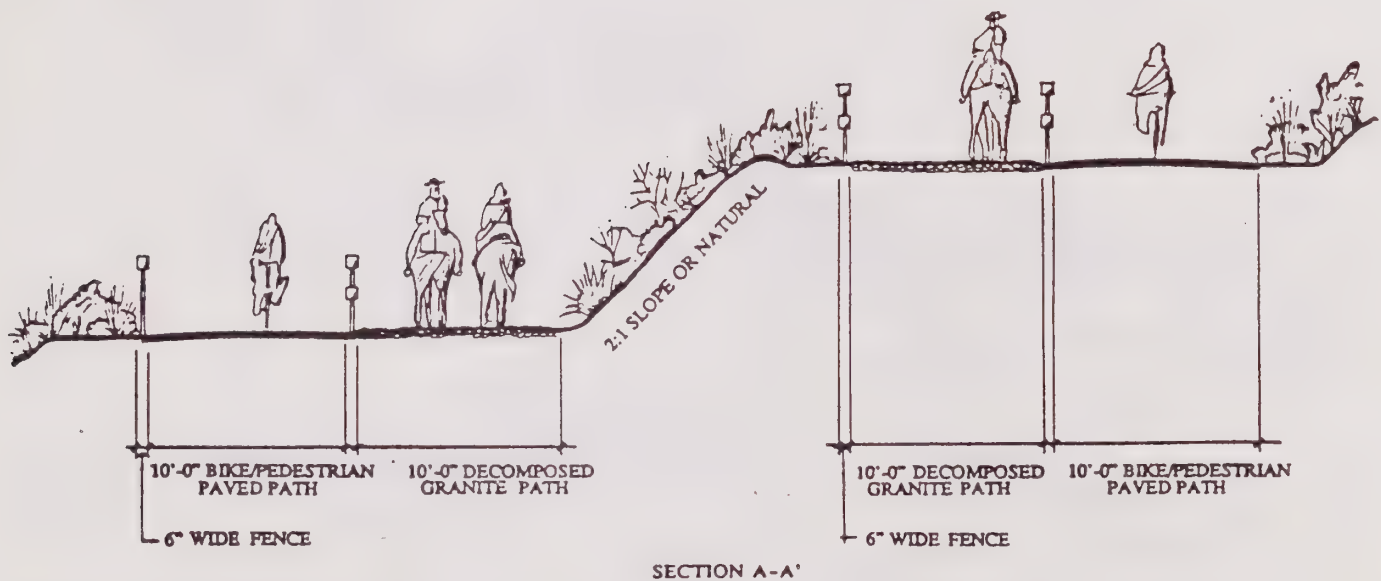
PLAN VIEW

RADIUS (X) IS DENOTED BY  
STAKED MARKINGS APPROVED  
BY A REGISTERED CIVIL  
ENGINEER AT EACH INDIVIDUAL  
SITE AND AS SHOWN ON THE  
DRAWINGS TO ACHIEVE MAXIMUM GRADIENTS

GRADIENTS:

00 - 10%	UNLIMITED
10 - 15%	UP TO 100 YARDS
15 - 20%	UP TO 100 FEET
20% +	ON SPECIALLY APPROVED BASIS ONLY

PLAN



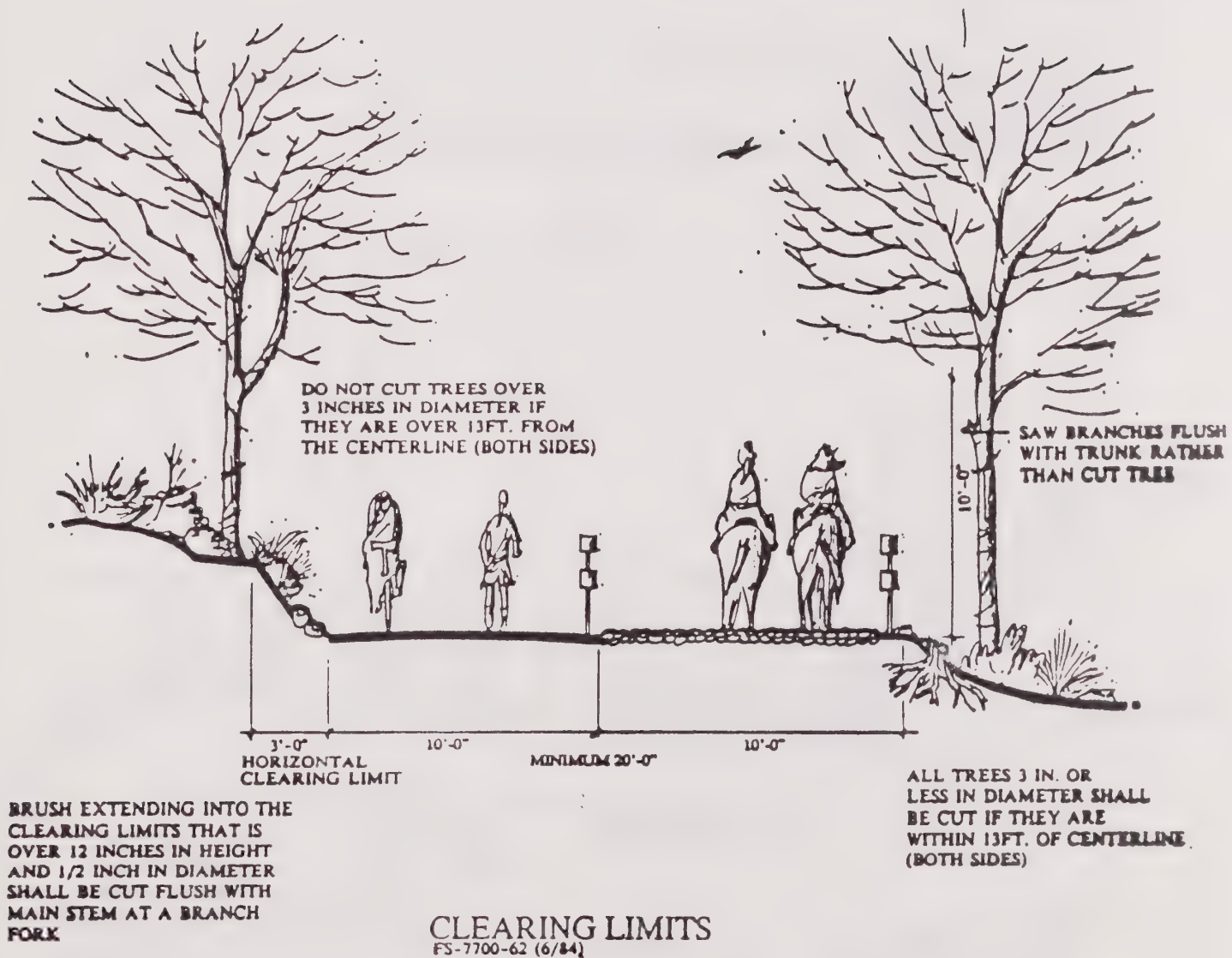
SECTION A-A'

MULTIUSE TRAIL SWITCHBACK

# CITY OF SAN MARCOS TRAILS MASTER PLAN

FIGURE NO.: 6 SWITCHBACK LAYOUT

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# CITY OF SAN MARCOS TRAILS MASTER PLAN

FIGURE NO.: 7 CLEARING LIMITS

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1991



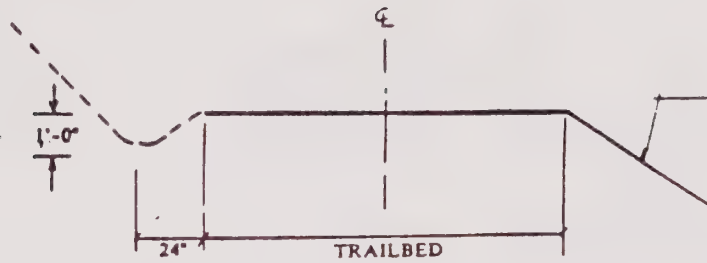
CUT SLOPE RATIO:  
 ROCK 1:1 MAX.  
 COMMON 1 1/2:1 MAX.

REMOVE EMBEDDED ROCK AND  
 STONE THAT PROTRUDE MORE  
 THAN 2 INCHES ABOVE THE  
 TRAILBED AND RECOMPACT  
 TO 90% RELATIVE COMPACTION

REMOVE LOOSE ROCK AND STONE  
 ON THE TRAILBED SURFACE OVER  
 3 INCHES IN THE SMALLEST DIMENSION

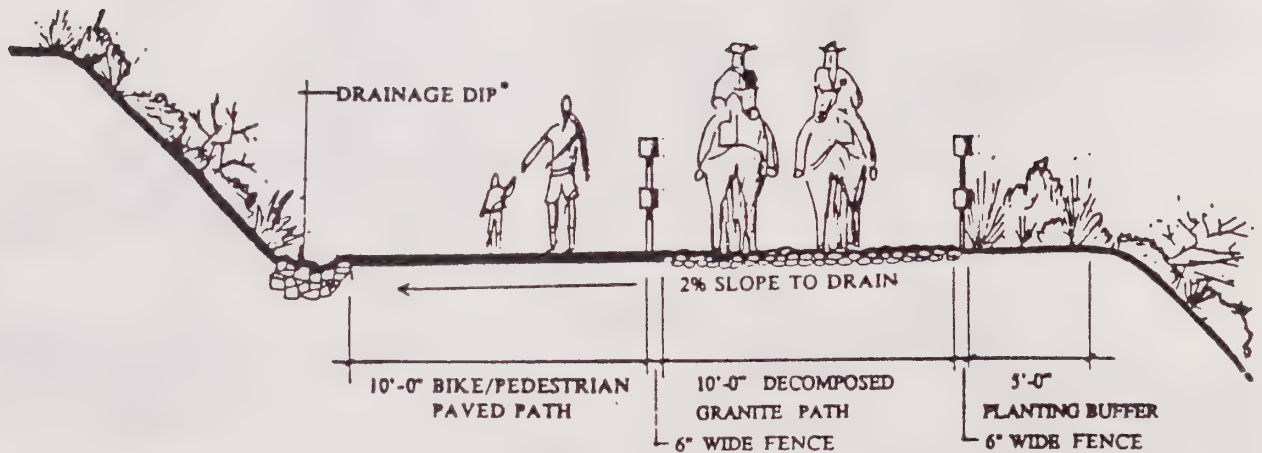
FILL SLOPE RATIO 2:1 MAX.  
 ROCK 1:1 MAX.  
 COMMON 2:1 MAX.

REMOVE ROOTS OVER 2 INCHES  
 IN DIAMETER THAT PROTRUDE  
 FROM CUT SLOPES



- NOTE:  
 ALL SLOPES IN EXCESS OF 2:1  
 RATIO MUST BE CERTIFIED BY A  
 REGISTERED CIVIL/SOIL  
 ENGINEER FOR STABILITY.

## SLOPE PREPARATION



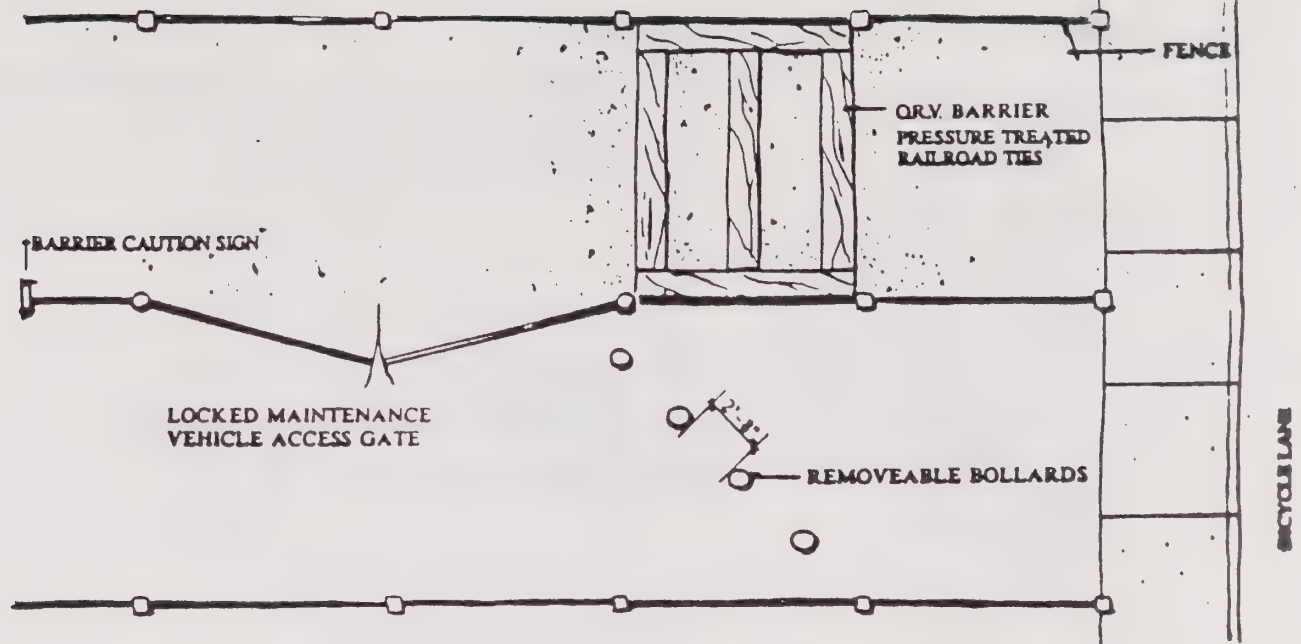
- NOTE:  
 ADEQUATE DISCHARGE  
 DISPOSAL TO NATURAL  
 DRAINAGE MUST BE DESIGNED  
 AND CONSTRUCTED AT  
 REGULAR INTERVALS.

## TRAIL DRAINAGE

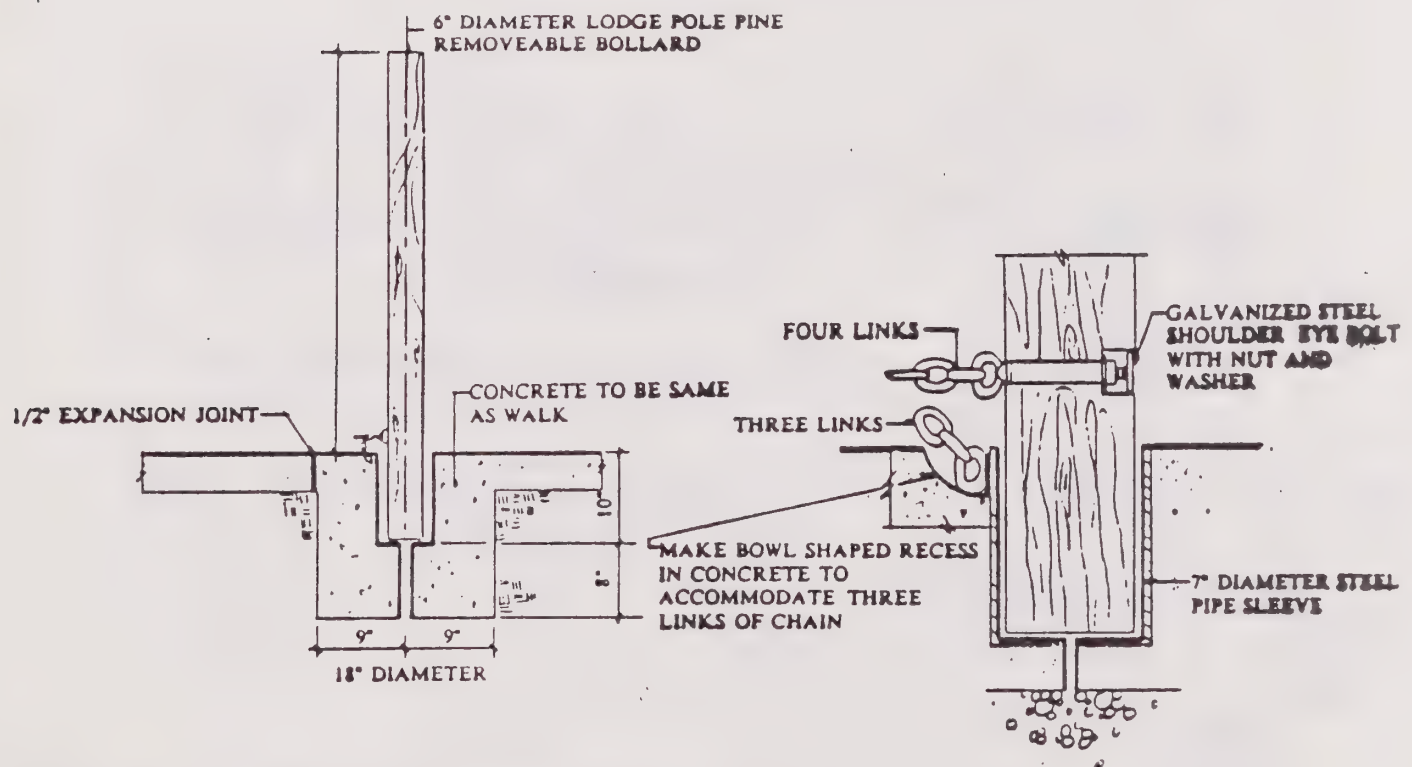
# CITY OF SAN MARCOS TRAILS MASTER PLAN

FIGURE NO.: 8 SLOPE TREATMENT DETAILS

WALLACE ROBERTS & TODD



OFF ROAD VEHICLE BARRIER



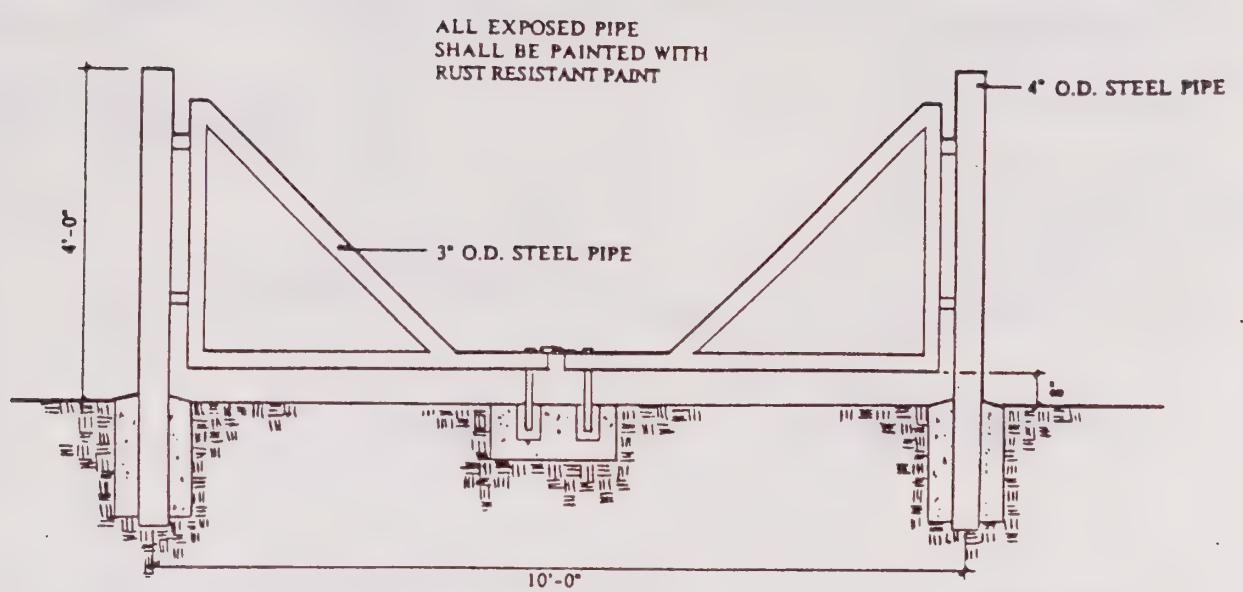
NOTES: 1). CHAIN TO BE 1/4" PROOF COIL CHAIN GALVANIZED STEEL. WELD FOUR LINKS TO POST AND THREE LINKS TO PIPE SLEEVE.  
2). ALL METAL TO BE HOT-DIP GALVANIZED AFTER FABRICATION.

REMOVABLE BOLLARD

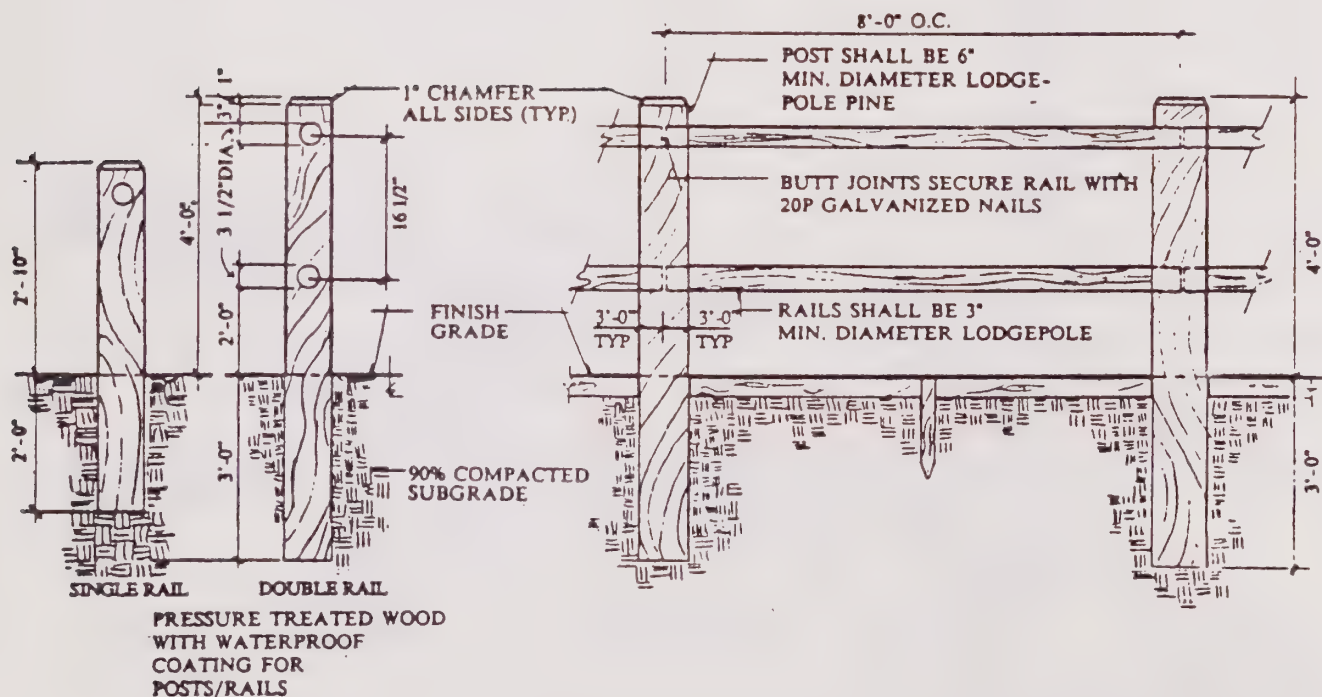
# CITY OF SAN MARCOS TRAILS MASTER PLAN

FIGURE NO.: 9 VEHICULAR BARRIERS

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1991



MAINTENANCE ACCESS GATE WITH  
EQUESTRIAN STEPOVER

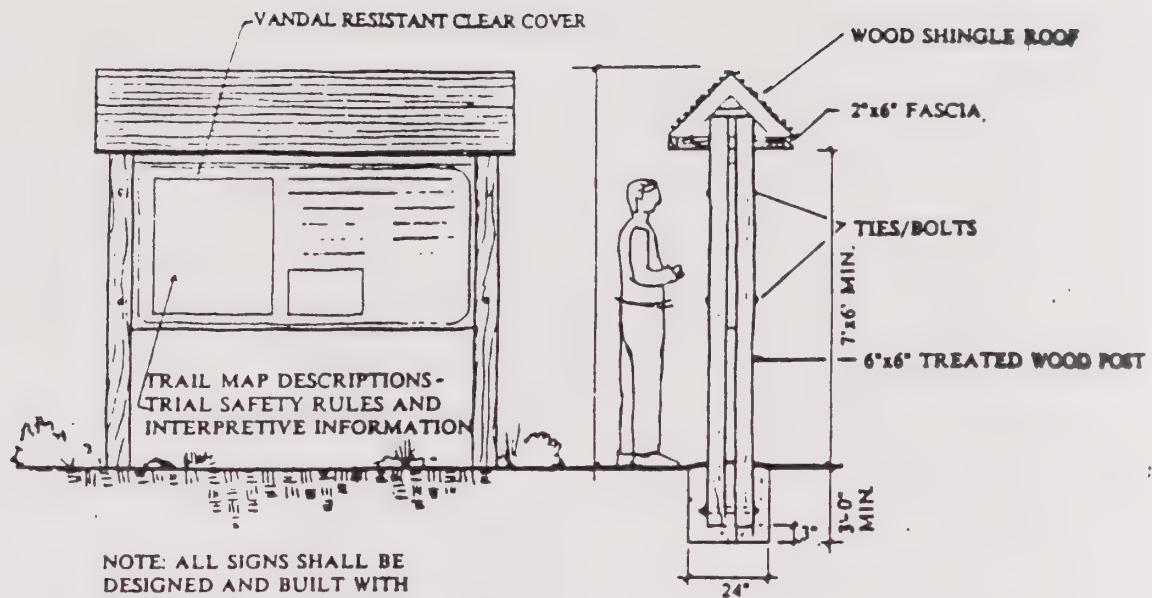


LODGE POLE FENCING.

# CITY OF SAN MARCOS TRAILS MASTER PLAN

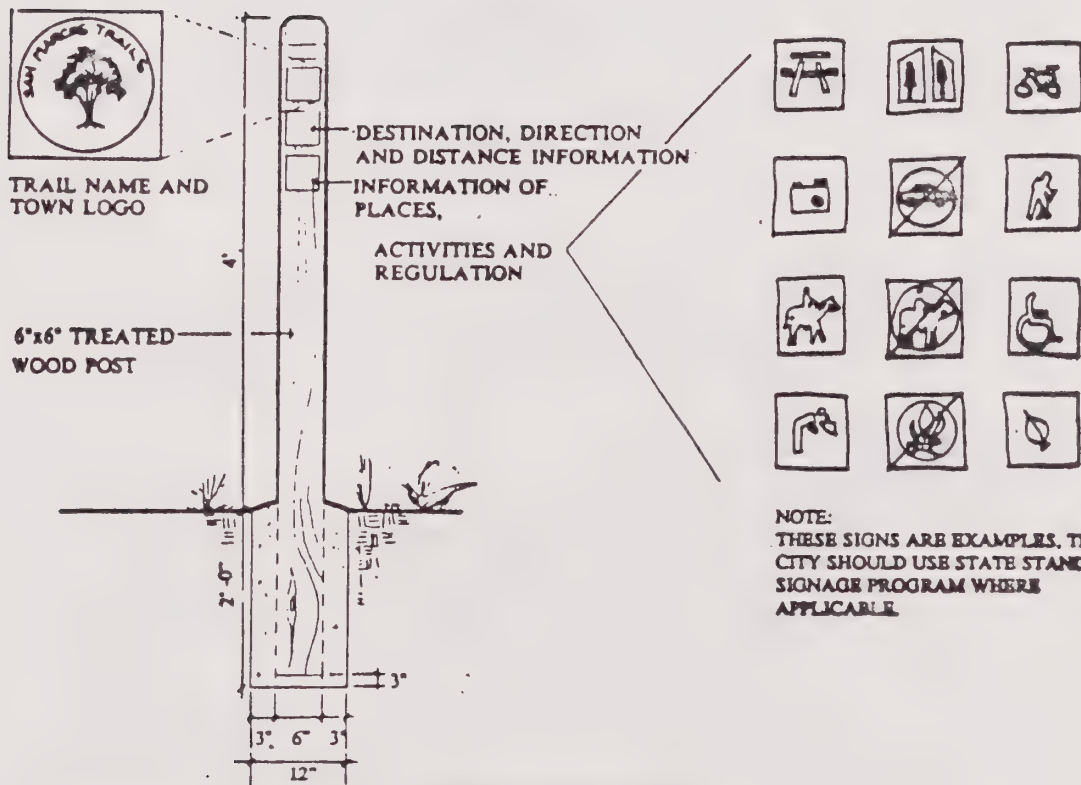
FIGURE NO.: 10 FENCE AND GATE DETAILS

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1991



NOTE: ALL SIGNS SHALL BE  
DESIGNED AND BUILT WITH  
HIGH QUALITY MATERIALS,  
VANDAL RESISTANT AND RESISTANT  
TO DAMAGE BY WEATHER.

## TRAILHEAD SIGNAGE



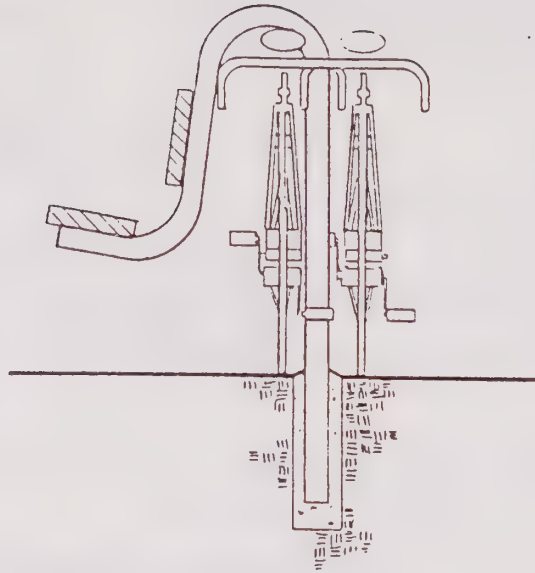
## TRAIL MARKER

# CITY OF SAN MARCOS TRAILS MASTER PLAN

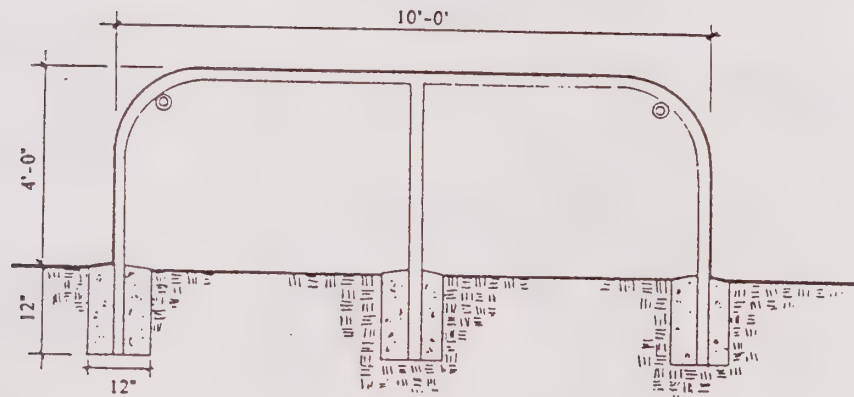
FIGURE NO.: 11 SIGNAGE DETAILS

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1991





BENCH WITH BICYCLE RACK



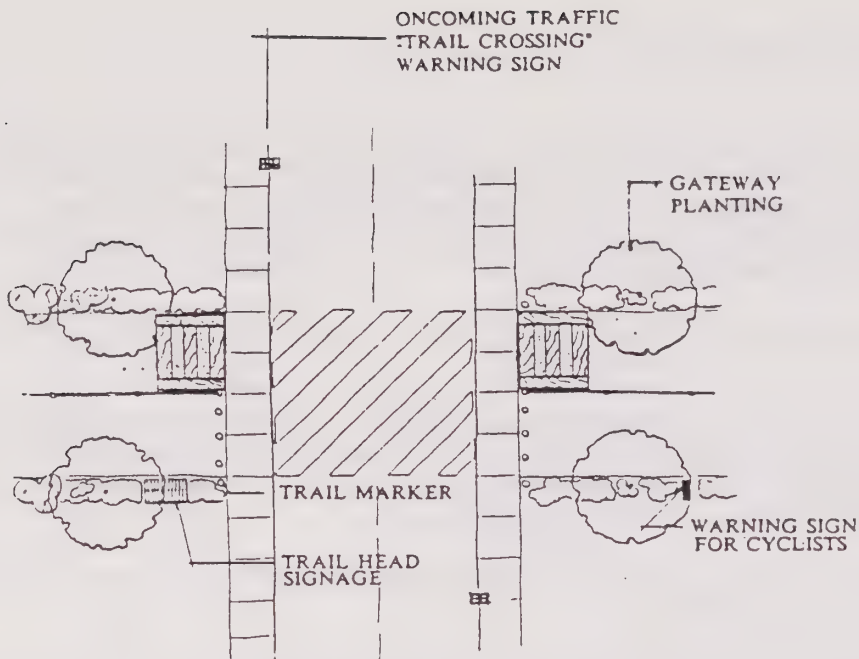
HITCHING RAIL

# CITY OF SAN MARCOS TRAILS MASTER PLAN

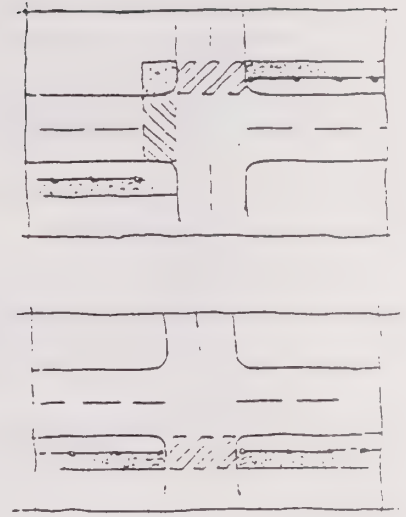
FIGURE NO.: 12 BENCH/BIKE RACK AND HITCHING RAIL

WALLACE ROBERTS & TODD

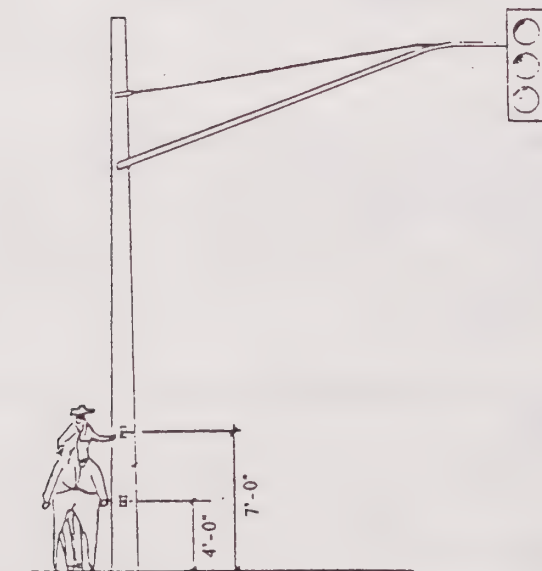
1991



ROAD CROSSING CONCEPT



ROAD CROSSING CONCEPTS



PEDESTRIAN AND EQUESTRIAN  
TRAFFIC SIGNAL

NOTE:  
LOCATION AND DESIGN OF STREET  
CROSSING TO BE APPROVED BY  
CITY.

NOTE:  
ALL ROAD CROSSING LOCATIONS  
AND SIGNAGE DETAILS MUST BE  
SUBMITTED TO THE CITY AND  
APPROVED BY CITY ENGINEER FOR  
EACH SITE.

# CITY OF SAN MARCOS TRAILS MASTER PLAN

FIGURE NO.: 13 ROAD CROSSINGS

WALLACE ROBERTS & TODD  
1991

## PLANTING SCHEME GUIDELINES

Where the trail system lies within open space corridors, a primary intent of the trail system is to allow people access to the natural landscape of the City. The general rule applied to the trail system design in these locations is that no landscaping in the sense of introducing new planting should be used. The vegetation around the trail will be that of the natural open space. Nevertheless there are a number of circumstances where additional planting will be required:

- Where construction of the trail requires removal of native vegetation this should be replaced as far as possible;
- Wherever possible the trail system should be implemented using the minimum of cut or fill so as to preserve the natural topography and to minimize costs; however, where construction of trails or associated facilities leaves engineered cut or fill slopes these should be revegetated with native plantings which are consistent with erosion control needs;
- Where the need for shading occurs such as at trails staging areas and picnic areas the use of native or naturalized tree species should be used;
- In all cases where new planting occurs water conservation must be a primary concern and only drought tolerant species should be used;
- New planting will require supplemental water for a minimum of one year. This may be facilitated through below grade drip irrigation techniques or by the use of water trucks.

Where the trail system lies alongside a road the design guidelines for the system include the concept of a planted buffer strip. In such locations the following species are recommended:

- **Native and Naturalized Trees:**  
Quercus agrifolia/Coast Live Oak  
Platanus racemosa/California Sycamore  
Populus fremontii/Western Cottonwood
- **Drought Resistant Shade and Street Trees:**  
Alnus rhombifolia/White Alder  
Ginkgo biloba "Fairmount"/Maidenhair Tree  
Koelreuteria paniculata/Goldenrain Tree  
Liquidambar styraciflua/American Sweetgum
- **Native and naturalized Barrier and Screening Shrubs:**  
Cercis occidentalis/Western Redbud  
Heteromeles arbutifolia/Toyon  
Rhus integrifolia/Lemonade Berry
- **Drought Resistant Low-growing Shrubs:**  
Cistus corbariensis/White Rockrose  
Mahonia repens/Creeping Mahonia  
Salvia leucantha/Mexican Bush Sage  
Verbena peruviana/NCN

Where trails construction damages existing vegetation cover or involves the preparation of cut and/or fill slopes, hydroseed may be used to reestablish native ground cover. A typical hydroseed mix is suggested in Table 2. (This mix was drawn from the County of San Diego Department of Transportation Planting Manual recommended seed mix for cut and fill slopes in the coastal inland zone.)

TABLE 2

## TYPICAL HYDROSEED MIX

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>APPLICATION RATE</u>
Artemisia californica	Coast Sagebrush	1 LBS/AC
Atriplex semibaccata	Australian saltbush	10 LBS/AC
Baccharis sarothroides	Broom baccharis	1 LBS/AC
Encelia f. actoni	Rayless encelia	3 LBS/AC
Eriogonum fasciculatum	California buckwheat	10 LBS/AC
Isomeris aborea	Bladder pod	1 LBS/AC
Lotus corniculatus	Birdsfoot trefoil	5 LBS/AC
Salvia apiana	White sage	<u>2 LBS/AC</u>
		33 LBS/AC

Soil: Decomposed granite cut and fill.  
 Maintenance: Non-irrigated, natural rainfall.

Apply seed between October 1 and February 1. If there is no rain, water slopes to a depth of four inches, continue to water to keep seed bed from drying out until rains begin.

## STAGING AREAS

Planning for the trail system has included consideration of trail access via appropriately located staging areas. At these points trail users would be able to park their car, coordinate meeting with other trail users, and learn about the trail system through interpretative and safety oriented signage. Two types of staging areas were included: Primary Staging Areas with 20 parking spaces and full facilities including restrooms, and Secondary Staging Areas with only six parking spaces and minimal improvements. Where staging areas are located within parks, the developer would receive the appropriate credit for the parkland dedication.

**Primary Staging Area - Total Land Area = 0.5 Acres - Facilities to include:**

- 20 parking spaces and driveway (it is important that the design of primary staging area access and parking allow for horse trailers)
- Fencing and gateway
- Signage/displays
- Restroom
- Picnic tables/benches
- Trash receptacles
- Handicapped drinking fountain
- Trees/landscaping
- Lighting



Secondary Staging Area - Total Land Area = 0.25 Acres - Facilities to include:

- 6 parking spaces and drive
- Fencing and gateway
- Signage/displays
- Picnic tables/benches
- Trash receptacles
- Handicapped drinking fountain
- Trees/landscaping
- Lighting

It is intended that primary staging areas will be located at the following park sites:

- Double Peak Regional Park
- Walnut Grove Community Park
- Twin Oaks Valley Neighborhood Park
- Agua Hedionda Community Park
- Discovery Community Park
- Questhaven Neighborhood Park
- Merriam Community Park
- Gopher Canyon Regional Park
- "BLM Lands" Regional Park
- South Lake Community Park
- Hollandia Dairy Neighborhood Park

Locations for secondary staging areas will be at the following parks:

- Buena Neighborhood Park
- Mission Neighborhood Park
- Poinsettia Neighborhood Park
- Viewpoint Neighborhood Park
- Elfin Forest Neighborhood Park
- La Moree Community Park

## VIEWPOINTS AND PICNIC AREAS

As individual segments of the trail system are planned and designed in detail, careful consideration will need to be given to the location of viewpoints and picnic areas. Each will need to be designed to meet the particular circumstances of the site. Siting criteria and facilities might include:

### Viewpoints:

Viewpoints should be located where the topography allows for either a significant panoramic view, such as from the top of a ridgeline, or overlooking a particular landscape feature which has interest, such as a lookout across South Lake to watch waterfowl and other birdlife. Construction will be simple and not include any significant built structures. A bench or other structure to sit on, interpretive signage, a bike rack or leaning place, and a hitching post for equestrian trails might be included. Shade trees may need to be incorporated into the design, especially on slopes facing the midday sun. A trash can should be located at every viewpoint.

## **Picnic Areas:**

Picnic sites will also be of simple construction with table and bench units, shade trees, and trash receptacles being essential components. It will be important to consider expected use of different trail segments and loops when siting picnic areas. For trails of gentle grade in more urban areas, where family use is anticipated, picnic areas might for example be located around a mile from a staging area, providing a destination for a trail hike which would not tax the endurance of most casual hikers. For more wilderness trails, such as those along the main ridgelines in the city, a small rustic picnic area might be located in conjunction with a viewpoint at a greater distance from any trail access point.

## **SIGNAGE**

There are four main areas of concern with regard to signage for the trails system: staging area information boards; interpretive signage to be located at key points of interest along the trails; trail markers to identify the route of the trail, its number and/or name, trail hazards, permitted users, and mileages; and road signage to identify to motorists the locations of trail access and to warn of trails crossings for safety purposes. As a general rule the city will need to ensure that trails signage is consistent with other signage programs such as the State of California or those being developed for the Heart of the City. Signage will not encroach on the path width and should be located either in the planting buffer or adjacent to the path where no buffer is used.

### **Staging Area Information**

At key access locations, especially the staging areas, the interpretive display of signage should include information pertaining to safety of the trail user and setting rules for trail use.

Rules should include bans on:

- clear indication if trail has been closed because of fire hazard;
- smoking, fires, and use of firearms;
- removal of any plant material, minerals, archaeological artifacts, or animals;
- use of short cuts - trail users should be advised to stay on the trail path;
- leaving any trash;
- dumping.

Advise on personal safety should include:

- carrying water and appropriate food especially on longer and wilderness trails;
- appropriate footwear and clothing;
- identification, avoidance, and treatment for poison oak;
- information on rattlesnakes;
- a telephone number to call for further information on the trails;
- a telephone number for police and other emergency service assistance
- the location of the nearest public telephone.

Suggested design guidelines for staging area information boards are shown on Figure 11.

### **Interpretive Information**

The type of information which might be included in an interpretive program along the trails system would reflect understanding of the natural and cultural history of the city. The locations for interpretive signage would be determined by natural features such as habitat types and cultural features such as historic or archaeological sites. Clearly, many environmental resources have sensitivity to disturbance. No

interpretive signage should be used to call attention to resources which might be negatively impacted by trails users. Additional interpretive signage will be placed at many viewpoints to call out the landscape features which are visible. Such signage might include a panorama line sketch calling out landmarks, either natural (Double Peak for example) or cultural (the new University or future City Hall for example).

### Trail Markers

Trail Markers or posts should be placed each mile (as in the traditional milepost) to identify the route of the trail, its identifying number and/or name, the kind of users permitted - or not permitted, and mileages to different destinations. Suggestions for design/construction are shown on Figure 11.

### Regional Trails Signage

Regional trail links such as the California Riding and Hiking Trail which traverses eastern San Diego County are limited at present. However the issue of regional connecting trails is much discussed at present in north San Diego County and it may be supposed that regional links will be developed in the future. Such trails (or such a regional trail system) may develop its own signage system with distinctive signposts or other markers. These could easily be added to the San Marcos trails signage without detracting from the value of either system. If the regional system were to develop a small logo or symbol, then a small metal/enamel plaque could be added to the wooden posts already in place.

### Road Signage

It is important that people driving along the road system should be made aware of the existence of the trail system. Signage which is located and designated to be legible from the window of a vehicle travelling at the design speed of the road should both identify points where access can be gained to the trail system (i.e., advise of a nearby staging area) and warn motorists on the approach to at-grade trail road-crossings in order to mitigate against accidents.

## CROSSWALK DESIGN

In many locations trails will cross the City's roads. In developing the trail alignments, road crossings were designed to coincide with existing or planned traffic signal or stop sign. These traffic signals shall be equipped with both pedestrian and where necessary, equestrian activator devices at appropriate heights as shown on Figure 13. Where the trail crosses a road it is recommended that a uniform crosswalk design be developed so that the trail system becomes a readily identified and easily found feature of the City landscape. This should, at the minimum, include warning signage on both the trail and the road as well as striping of the crosswalk. Recommendations for crosswalk design are described in Figure 13.

## JOINT USE TRAILS

Joint use trails are those where the recreational trail shares a right-of-way with access for other purposes such as non-trail maintenance vehicles. In San Marcos the main type of joint use trails are located along aqueduct alignments or their service access roads:

- Segments 16 and 37 run up the west side of the city along an aqueduct easement which is 130 feet wide. The easement is held by the San Diego County Water Authority. The aqueduct itself runs underground and a full 26' wide Multiuse Trail can be accommodated along the easement. Discussion with the County over the location of a trail along this aqueduct have met with approval at a conceptual level. Specific negotiation of a secondary use recreation easement will be required



by the city. It should be noted that the County is preparing for construction of a third pipeline to run down the easement and would not be likely to approve construction of any trail prior to construction of the new pipeline. The new pipeline may represent an opportunity for the construction of the City trail if construction schedules could be coordinated.

- By contrast segment 26 and segment 33 are narrow easements which run along hillside locations. These easements are held by the Vista Irrigation District. In these cases the aqueduct runs above ground and there is a dirt service road of about sixteen feet width alongside. In discussing the location of a trail along these easements with the District's senior engineering staff, it became clear that under present circumstances the District would be reluctant to grant a recreational easement. This is because the aqueduct runs above ground and is subject to vandalism and other willful or accidental damage. However the District has for some time been discussing the need to eventually underground this aqueduct at some point in the future. The present above ground construction is subject to continual leakage both from human damage and natural deterioration. At some undetermined point in the future it is anticipated that the District will either underground the flume or relocate it altogether. At this time the implementation of a trail would no longer be a problem for the District. (The District already has a trails secondary use on portions of its aqueduct easements where the pipe is underground.) Because the District only owns an easement, and not in-fee title, it is recommended that the city require dedication of a trails easement from any of the properties underlying the aqueduct if they approach the city for any improvements in excess of \$20,000 value. The topography along these segments will not allow for a full Multiuse Trail and the segment will be limited to the existing dirt road unless substantial cut and fill were to be undertaken on the slope adjacent to the existing easement.

Where trails in this plan run along San Diego Gas and Electric (SDG&E) utility easements and right-of-ways, negotiation with the utility company will be required. Where SDG&E hold in fee ownership, the granting of an easement for trails will be direct from the utility company. SDG&E have historically been cooperative regarding the location of trails as secondary uses. However where the utility company owns an easement, the granting of a secondary recreational easement will be required from the underlying landowner. In such cases the approval of SDG&E will also be required. In most cases SDG&E maintain a service access road along their powerline easements/right-of-ways. This service road could in many cases become the trail itself. In such cases SDG&E have provisionally indicated that they would typically consider sharing the maintenance costs of the trail/road. (In order to ensure that the maintenance cost estimates are not unrealistically optimistic, this sharing of costs has not been assumed in projecting annual trail system maintenance costs.) While the secondary trail use may be granted by SDG&E it should be noted that they are required under Section 69C of the Public Utilities Code to maintain the right to rescind the secondary use.

## REGIONAL CONNECTIONS

### Carlsbad

The City of Carlsbad recently completed preparation of a Trails Feasibility Study which described the alignments for a citywide trail system. This study was accepted by the City Council which then directed the Planning Department to include the trails system into a Draft Revised Open Space and Conservation Element for the General Plan. As such, trails are not at present a fully endorsed planning objective of the city but may be considered as such. Three trail segments in the San Marcos system have been aligned to connect into the Carlsbad system:

- Segment #51 which will connect via the Carlsbad trails to the Carrillo Ranch Park;
- Segment #59 which will connect to the west along both the south and north rims of San Marcos Canyon within the City of Carlsbad.
- Segment #72 has a spur which crosses Questhaven Road and runs southwest up the hill,



The Carlsbad Trails system at this time is envisioned as permitting pedestrian and bicycle use only, and does not include any equestrian trails. The segments in San Marcos which connect with the Carlsbad trails should be designed and signposted accordingly.

## Vista

In the City of Vista's General Plan an equestrian hiking and bicycle trail element reflects a conceptual plan for a citywide network of trails. Equestrian and hiking trails will lead into the less developed areas of the city to the northeast near the City of San Marcos with a few trails transversing the city east to west. Bicycle trails are centered closer to the urban core of Vista and radiating out to the surrounding cities.

- Segment #14 connects west along Buena Creek Road providing pedestrian and bicycle access to the Vista trails.
- Segment #38 is a multiuse trail which will connect to Vista and Oceanside along the A.T. and S.F. rail road line. This trail will allow equestrians as well as pedestrians and bicyclists to enter the Vista Trails system.
- Segment #39 is a trail segment along Mission Road which will allow pedestrian and bicycle access into Vista.
- Segment #46 is a trail segment extending west off of Linda Vista Road allowing pedestrian and bicycle access into the southern portions of Vista.

## San Diego County

The County of San Diego's Regional Riding and Hiking Trail Corridors Map (November 1976) indicates six regional trail connections which could connect to the San Marcos system. It should be noted that this map is both old and very generalized. However, all the indicated regional trails are consistent with the San Marcos Trails Master Plan.

- From the west, two connections join together at the San Marcos boundary just north of Mission Road. These would connect to segments #38 and #39 in the San Marcos Plan.
- A regional trail from the Vista area joins with another from the Bonsall area. Both of these would be connected into the San Marcos system via segment #1, #3 and #4.
- Two more regional trails converge from the Valley Center area and from Escondido, crossing I-15 just south of Deer Springs Road. This connection to the San Marcos system is effected by Segment #8.
- Segment #77 is a link which follows south along Elfin Forest Road from Questhaven Road creating the potential to link with Escondido trail corridors heading to the San Dieguito River channel.

## Escondido

The City of Escondido's Open Space Opportunities and resources element of the General Plan reflects rural trail corridors around the urban core and urban trail corridors traversing the city center.

- Segment #8 is a rural multiuse trail which heads south paralleling Interstate 15 along Mesa Rock Road.
- Segment #9 crosses Interstate 15 on the Deer Springs Road overpass allowing equestrian, pedestrian and bicycle access into the northern sections of Escondido.
- Segment #23 connects eastward into the Shea Homes development in Escondido.

- Segment #33 follows the Dixon-Pechstein Aqueduct east allowing for the possibility of linking with the Escondido trails system.
- Segment #38 parallels the A.T. and S.F. railroad line east into the City of Escondido.
- Segment #71 heads southeast and could link with the Escondido trails system via Harmony Grove Road to Indian Ridge Road and Crestwind Drive. In addition, there is potential for access along Harmony Grove Road into the Mt. Israel Trails Regional Park.

## Encinitas

The City of Encinitas trail system is currently at the conceptual stage and is envisioned as a system of equestrian, pedestrian and bicycle combined trails.

- Segment #77 links from San Marcos south along Elfin Forest Road. The Encinitas trails with the potential of linking to this trail would be from Lone Jack Road east to Lone Hill lane which would eventually lead to Elfin Forest Road. The other possible link would be from Fortuna Ranch to Canyon de Oro and then to Elfin Forest Road.

## SAFETY: POLICE AND FIRE

### Security Concerns:

Concerns with regard to security focus on the prevention of illegal activities both on the trail system and adjacent to the trail system - for example using trails as a mean of access to private property. The trails could be patrolled using either motorbikes or mountain bikes or a combination of the two. The use of mountain bikes would be more consistent with preserving the rural integrity of the trail system. Some of the larger trail systems in California operate an independent security force, but given the relatively small size of the San Marcos trails system (it is a citywide but not a regional system) a separate security force seems unlikely to be cost effective in any case. One possibility in San Marcos would be to work cooperatively with the various trail user groups to organize an informal volunteer patrol to keep watch over the trails.

The majority of law enforcement problems are likely to occur close to the road system and especially near to staging areas. The design of staging areas in particular and other trail sections close to the road system should be designed to facilitate surveillance by police patrol units. The inclusion of lighting in the staging areas will help prevent inappropriate use patterns at night. With regard to security generally it should be noted that frequent levels of trail use for legitimate recreational purposes will serve to provide informal monitoring, and discourage inappropriate or illegal activities. Encouragement of trails use through making people aware of the resource, scheduling hiking tours and school use etc. will not only optimize use of the system but will also serve to preserve the safety of the system. It should be noted that many communities throughout California and the United States have existing trail systems and have not found them to be an undue security problem.

Trails shall be designed to protect users and property owners while providing ease of enforcement of regulations. Trail alignments and design will take due account of surveillance requirements, sight lines, and visual barriers.

The San Diego County Sheriff's Department has expressed support for the trails system. (See Appendix D.)



## **Fire Risk and Paramedic Services:**

The Fire Department is responsible for both fire prevention and control, and the operation of the city's paramedic service. With regard to fire control the primary concern is over public access through scrub and brush areas during the dry season when fire risk is at its greatest. The presence of the trail leading to increased public use of wilderness areas may increase the incidence of brush fires. It should be noted however that in many cases the proposed trails are already unofficially used either for recreation or for residence by homeless/migrant workers. The fire risk from legitimate activities replacing existing activities may not be significantly increased. It will be important to coordinate with the Fire Department over the final alignment and design of trail links so as to ensure optimum avoidance of fire risk. It will also be necessary for the Fire Chief to have the authority to close certain trail sections when fire hazard is especially high - even if this means closing linkages for the whole summer. Again, it should be noted that the nearby City of Poway has a trail system that leads through extensive and often isolated areas of scrubland and there does not appear to have been any significant incidence of fire associated with the Trail system. With regard to the paramedic service, the concern is over the ability to retrieve injured parties from the trail system. In terms of enhancing response time it is recommended that staging information boards include directions to the nearest public telephone. The city might consider locating public phones at key access points to the trails systems.

Adequate vehicular turning opportunities will be provided at locations along the trail. At switchbacks provide single width turning area to allow maintenance and other vehicles sufficient access.

## **VEHICULAR ACCESS**

It is not intended that the San Marcos trails system should be used for vehicular traffic with the exception of vehicles for safety, security, or maintenance purposes. A number of different barriers may be used to discourage motorized use of the trails system. Suggested alternatives are shown on Figures 9 and 10.

## **DEMONSTRATION PROJECT**

It is suggested that the City consider implementing a demonstration trail to initiate the development of the citywide trail system. A suitable segment or loop of significance which is to be implemented early in the development of the system could be selected and identified as a pilot linkage to be advertized widely to herald the start of trails system implementation and to give an example for future trails design.

## **OWNERSHIP**

The trails within the San Marcos system generally will be held under a number of alternative ownership arrangements. These may include city in fee simple ownership, permanent dedicated easements held by the city to allow for public recreational access to land for which the underlying ownership remains private, and permanent secondary recreational easements along utility easements. Land dedication for required trails will be a condition of development. Development plans will not be approved until trail ownership issues are resolved.

Generally, implementation of the Master Trail Plan will be activated when a property owner submits improvement plans. Any project which increases the intensity of usage will be reviewed on an individual basis to select a compatible trail alignment.

In order to implement critical connective trail segments, the City may negotiate for a trail easement/access over property that has not yet submitted plans for development.

For the purposes of calculation of developable acreage the property owner may include the full area dedicated for trail right-of-way. Reasonable requests such as variances from set back requirements will be given full consideration. Trail acreage will additionally be included in the calculations toward open space percentages.

If the City trail system runs through an existing neighborhood private park, the City will attempt to acquire a trail easement. Where the trail system runs through a future private park, the development approvals process will be used by the City to gain property interest for the trail system extending through the future private park.

For trails already developed and owned by a private interest (i.e., homeowners association), and for which the City desires a property interest, the City will research the feasibility and need to gain a property interest based on benefit to the City.

As needed by the City, the developer shall provide access to open space areas for maintenance and fire protection. As a requirement of the development permitting process, prior to site plan or Tentative Map adoption, adequacy and placement of such access shall be approved by the City. In some instances the trail may serve as the required access for open space areas.. As a product of the development permitting process, the open space trail system and adjacent landscaping shall be mapped, and subject to the approval of the City.

## IMPROVEMENTS RESPONSIBILITY

As a general rule, and consistent with the public facilities policy, all improvements for the implementation of the trail system will be the responsibility of the development through which each trail segment passes. A precise alignment and elevations for the trail must be included in any development permitting process at the time of submittals. When existing approved Tentative Maps which do not conform to the Master Trails Plan are brought before the city for any extensions and/or amendments, the city will require the map to be brought into conformance with the city's trail requirements.

Prior to Final Map, approved landscape and irrigation plans, erosion control plans, and detailed water management guidelines for all landscape irrigation including trails shall be submitted and subject to review and approval of the City and the appropriate water/sewer district servicing that area. The landscaping format within the project shall be to emphasize native, drought-resistant plant material unless otherwise specified.

Public financing may be used for trail improvements on existing single family, non-subdividable residential lots. Lot splits and/or special requests for city ordinance variances may require participation by the property owner in the trail improvements. Public financing may also be used where the property is already developed or where a new development would not produce a viable trail segment. In these cases the City Council may choose from any of the following methods of trail improvement financing:

- Application for grant funds.
- Lighting and Landscaping District.
- Capital Improvements/General Fund.
- Bond Acts.
- Mello Roos/other funding mechanisms.
- Public Facilities Fees.
- In-lieu fees for future implementation.
- Acceptance of lien for costs of improvements.
- Block Act assessments for connector segments.
- Any other available funding sources.

With any of the above consideration, the property owner would still be required to provide the land



dedication and an interim unimproved trail (see Figure 5).

## MAINTENANCE

### Maintenance Responsibility and Financing

For all trails identified in this Master Plan the City will acquire ownership and the trail acreage will be maintained through the Lighting and Landscaping District. Developers will be conditioned through the Tentative Map process to dedicate the land area and annex to the Lighting and Landscaping District. Where a public trail runs through an existing neighborhood private park, the City will include the trail for maintenance purposes in the City Lighting and Landscaping District, even if the City only acquires a trail easement and not in fee ownership.

In the case of trails to be maintained by the Lighting and Landscape District, the applicant shall annex the area to the Lighting and Landscape District prior to granting a title interest to the City. Landscape maintenance of the areas shall be accomplished by the developer or homeowners association for a minimum period of two years, which may be extended, until such time as accepted into the district. Prior to acceptance by the City, developer shall be required to submit a detailed irrigation and maintenance schedule and a detailed estimate of the anticipated annual costs for maintenance and utilities. The purpose of this provision is to ensure landscaping and erosion controls are established and maintenance problems resolved.

The developer shall ensure that prospective purchasers sign an assessment disclosure statement fully explaining the fact they are in a special Lighting and Landscape District, and what the projected assessments are anticipated to be, both in the near future and at ultimate subdivision build out.

It is recommended that the city actively explore and implement as appropriate local opportunities for volunteer labor in trails maintenance. Assistance with trash pickup and other routine maintenance tasks is accomplished through volunteers in many jurisdictions. Another opportunity, one which is used for trails maintenance on the Ojai trail is the use of work-release program labor: juveniles or adults who are on remand for minor offenses.

#### Maintenance Cost Estimates

A number of ongoing maintenance tasks need to be undertaken to ensure adequate trail safety and thus to limit the risk of claims being filed against the city:

- Use employees and/or volunteers to control the growth of trees, scrub, and weeds.
- Use employees and/or volunteers to regularly clear the trail of dangerous debris such as rocks or broken glass.
- Post signage warning of hazards such as poison oak, rattlesnakes, etc. It is recommended that the signage at trail heads and staging areas include a concise general description of potential trail hazards and recommended trail use guidelines for items such as appropriate footwear and clothing, the need to carry water, etc.
- Erect and regularly maintain fencing to preclude easy access to unsafe areas such as steep bluffs, deep water, etc.
- Patrol trails on a regular basis.
- Sweep paved paths every month or as needed.

## Maintenance Cost Estimates

The establishment of maintenance cost estimates for the San Marcos Trail system was achieved through a review of other jurisdictions trails maintenance costs, and a review of the trails maintenance cost estimates prepared for the City by Economics Research Associates (ERA) in the City of San Marcos Master Parks Plan. Different jurisdictions indicated a wide range of annual maintenance costs, details of which are presented in Appendix B. Variations are based on the method of cost accounting, the type of trail being maintained, and the extent to which volunteer and/or work release labor are used for maintenance activities. Because of the difficulties in determining in advance all the variables, a range of annual maintenance costs are presented below. It should be noted that these costs will be arrived at incrementally as the system is implemented. The total per annum figure will not be reached until the City is close to buildout, possibly not until the year 2025 or later.

- Based on ERA's cost estimate of \$2,050 per mile per annum the total system cost per annum would be \$209,100 (in 1990 dollars). The \$2,050 figure was, however determined for a more simple trail connection than now proposed. This figure may therefore be somewhat low. It should be noted that trail maintenance costs are likely to be lower in the first few years after implementation, as the full effects of normal wear and tear will not be felt immediately.
- The City of Ojai has estimated an annual per mile cost of \$2,500 for a trail system similar to that proposed in San Marcos. Based upon this estimate the cost for annual maintenance of the system would be \$255,000 (in 1990 dollars).
- If one took a more conservative estimate, a figure of \$4,000 per annum per mile could be used to give a buildout annual maintenance cost of \$408,000 (in 1990 dollars).

It is recommended that the City keep careful records of labor and materials maintenance costs for each separate trail segment. over the years this will allow for more detailed cost estimating of future trails maintenance requirements. This will assist indetermination of benefit assessment levels.

## LIABILITY

Liability problems associated with trails implementation are often assumed to be a more significant issue than has been borne out in reality. Surveys of California jurisdictions with implemented trail systems have revealed very few suits resulting from trails use. Never the less, the city's risk manager and attorney should review the existing terms of the city's liability policy to ensure coverage of trail related incidents.

State law limits the liability to landowners who make their land available, through easements, to the public. The Recreational Use Statute (California Civic Code Section 846), protects landowners from financial responsibility in the event of injury. Immunity only applies, however, if the landowner does not charge a fee for the recreational use of the land other than the fee paid by the government or another entity to use the property, and if the landowner does not expressly invite the person onto the property. A property owner who gives permission to enter and use the property (such as on a trail easement) is not expressly inviting use of the property and does not assume responsibility or incur liability for injury. The public enters at its own risk. Thus this measure protects landowners from claims by people who stray off the public trail onto the adjacent private open space or property as well as users of the easement. However, the landowner must warn or guard against a dangerous condition, use, structure, or activity. While this law protects the landowner, it does not preclude a suit from being filed, and the landowner may still have to invest time and resources in the legal process.

The State of California has protected itself (Government Code Section 831.2 and 831.4) from "liability for injuries resulting from natural conditions of a state park area where the only improvements are recreational access road and hiking, riding, fishing, and hunting trails". Section 831.2 states that a public entity is not liable for injuries caused by a natural condition of unimproved public land. Therefore, liability increases as improvements to the property are made. Exposure to liability diminishes if the trail is in a natural state.



## COST ESTIMATES

There are two types of trails proposed in the San Marcos trails system. Each type and the unit costs for improvements are shown below:

Urban Trail	\$29.50 L.F.
Multiuse Trail	\$35.50 L.F.

Both the Multiuse and Urban Trail costs per linear foot include rough and fine grading, rock removal and compacted subgrade for the ten-foot wide asphaltic paved section. (The same costs are included for the ten-foot wide decomposed granite section on the Multiuse Trails). In both cases the total anticipated construction cost has taken into allowance certain costs savings which should be effected through having the trail constructed at the same time as the road. For example, the costs of grading the trail as part of the overall road section will be substantially less than if the trail were being constructed entirely on its own.

The price per linear foot does not allow for the recommended planting buffer of native or drought resistant shrubs in one gallon containers at approximately three-feet on center because such planting will only occur along roadsides where such landscaping would have been implemented anyway and is therefore more properly considered a road improvement cost. The costs for lodgepole fencing and appropriate trail signage are included.

The costs associated with each trail type represent an aggregate estimate. Some of the trail segments will cost less than the average while others will cost more. This cost estimate process was designed to provide a system-wide evaluation of overall trail costs implications.

TABLE 3  
TRAIL CONSTRUCTION COSTS

### Urban Trail

• Grading 10-foot wide trail: includes rough grading and rock removal by large motor grader, and fine grading. (Cost assumes partial saving through integration with road construction.)	\$1.50 L.F.
• Paving 10-foot wide: includes 2-inch asphaltic concrete base, primed, with compacted subgrade. (Cost assumes partial saving through integration with road construction.)	\$16.00 L.F.
• Wooden Fence: 38-inch high, 6-inch diameter (minimum) posts 8-feet on center, single rail 3-inch diameter at 34-inch height.)	<u>\$12.00 L.F.</u>
TOTAL:	\$29.50 L.F.

TABLE 3 CONTINUED

**Multiuse Trail**

•	Grading 10-foot wide trail: includes rough grading and rock removal by large motor grader, and fine grading. (Cost assumes partial saving through integration with road construction.)	\$1.50 L.F.
•	Paving 10-foot wide: includes 2-inch asphaltic concrete base, primed, with compacted subgrade. (Cost assumes partial saving through integration with road construction.)	\$16.00 L.F.
•	Wooden Fence: 4-feet high, 6-inch diameter (minimum posts 8-feet on center, double rail 3-inch diameter (minimum).	\$15.00 L.F.
•	Decomposed Granite Paving: includes rough grading and rock removal by large motor grader, fine grading, and 4-inch layer decomposed granite.	<u>\$3.00 L.F.</u>
	<b>TOTAL:</b>	<b>\$35.50 L.F.</b>

The total cost of trail improvements for the City of San Marcos is approximately 18.5 million dollars. Cost estimates for each trail segment are included in the Segments Descriptions section of the plan.

•	Urban Trail	78,800 L.F.	21 Miles	\$3,283,600
•	Multiuse Trail	416,000 L.F.	81 Miles	\$15,183,700
•	Total:	494,800 L.F.	102 Miles	\$18,467,300

**PHASING**

It is anticipated that implementation of the trails system in San Marcos will be primarily driven by the pace of private development within the city as most of the trails right-of-ways will be acquired through dedication as a requirement of development approval. It is possible that the timing of development projects may result in a delay in completion of certain trail connections or loops where large portions of the route are in place but a parcel in the middle has yet to be developed. In such cases the city might negotiate a flexible easement would be replaced with a permanent fully improved right-of-way.



## BIOLOGICAL REVIEW

This section of the report generally assesses impacts known to occur from trail placement and recommends measures to mitigate significant impacts of placing an extensive trail system about the remaining natural areas of the city. Important geographic features of the system area include portions of the channel of San Marcos Creek along with the manmade Lake San Marcos, upper watershed areas of Buena and Agua Hedionda Creeks, mid-watershed of Escondido Creek and the South Moosa Canyon portion of the San Luis Rey River drainage. The isolated foothills of the San Marcos Mountains and Merriam Mountains dominate the northwestern sector of the system area, while the range of hills containing Cerro de las Posas, Franks Peak, Mount Whitney and Double Peak forms the southern end of the system area. The elevation range of the system area is from 350' in the gorge of San Marcos Creek to 1600' on an unnamed peak in the Merriam Mountains.

The principal geographical amenities of the system area are the broad Twin Oaks Valley and main valley along San Marcos Creek. The Twin Oaks Valley is still in primarily agricultural use while the main valley of San Marcos Creek is heavily industrialized. One important aspect of the main valley is the presence of vernal pools, known as the L Series (Beauchamp and Cass 1978). The presence of these pools and the associated hummocks or mima mounds is a noteworthy physiographic feature which is of great biological importance.

### Plant Associations

The flat nature of these valleys has resulted in extensive areas of wetlands, involving riparian woodlands of willows and sycamores, as well as freshwater marsh and alkali marsh vegetation. In better drained areas along the various creek channels of the system area, southern oak woodland, constituted by coast live oaks, occur. This is seen in the Questhaven area and in the sheltered valley along Gist Road in the Merriam Mountains.

Aside from slopes which have been cleared for agricultural or residential uses, chaparral and sage scrub vegetation are the principal plant cover of the region. Sage scrub vegetation is referred to as Inland Sage Scrub or Diegan Sage Scrub and is represented by shrub dominance of Flat-topped Buckwheat (*Eriogonum fasciculatum*) and California Sagebrush (*Artemisia californica*). It is a rather open sort of vegetation with limited floristic diversity. There are areas of sage scrub which occur as the result of successional regrowth from prior disturbance. Generally these sage scrub regrowth areas are dominated by Flat-top Buckwheat (*Eriogonum fasciculatum*) and Chaparral Broom (*Baccharis sarothroides*) and should not be considered as intact, natural Diegan Sage Scrub vegetation.

Chaparral vegetation is much more diverse than the drier-adapted sage scrub. It is also adapted to burning. This adaptation is in the form of resprouting from an underground woody stem or burl or regenerating from seed that has accumulated between burns and has become stimulated by the heat and soluble leached compounds from the ash. Fire suppression has resulted in chaparral vegetation that is unnaturally dense and high and which contains a high load of fine dead twigs as part of the shrub canopy.

Chaparral vegetation which is dominated by Chamise (*Adenostoma fasciculatum*) is referred to as Chamise Chaparral or Chamisal. It is rather low in its diversity and may be more open. A more diverse chaparral is Mixed Chaparral. When the chaparral contains a major component of Coast White Lilac (*Ceanothus verrucosus*) as well as some other endemic coastal floristic elements, the chaparral is called Coast Mixed Chaparral, otherwise the chaparral vegetation is considered Mixed Chaparral. Occasionally it is referred to as Broad-leaf Chaparral due to the dominance of that leaf type, compared to the narrow leaf of Chamise Chaparral. Occasional pure stands of Scrub Oak occur as another type of chaparral, particularly on north-facing slopes.

Grassland vegetation of the area is largely nonnative annual grassland, dominated by introduced nonnative grasses and forbs. In isolated pockets of clay soils, intact areas of native perennial *Stipa* grassland can be found. These native grasslands usually have a complement of native bulbous plants also, such as *Calochortus*, *Bloomeria*, *Dichelostemma* and *Allium* as well as the representative Foothill Needlegrass (*Stipa pulchra*).

## Zoological Resources

The most extensive wildlife habitats present within the system area are Mixed Chaparral and Coastal Scrub. Smaller areas of Coastal Oak Woodland, Valley Foothill Riparian Woodland and Annual Grassland are also present. Large rocky outcrops are also present in the mountainous areas. These outcrops are important habitats for a diversity of reptiles and small mammals. Extensive suburban and agricultural developments also occur within the system area. These land use areas support depredate vertebrate faunas compared to the natural habitats they have replaced.

The most important areas for wildlife include the Merriam and San Marcos Mountains and the southern portion of the system area around Frank's Peak, Double Peak, and Cerro de las Posas. These areas support extensive stands of Mixed Chaparral. Species such as the Coast Horned Lizard (*Phrynosoma coronatum*) and Orangethroat Whiptail (*Cnemidophorus hyperythrus*) occur in this habitat. Up to 21 species of birds breed in chaparral and Mule Deer (*Odocoileus hemionus*), Coyote (*Canis latrans*), Gray Fox (*Urocyon cinereoargenteus*) and Bobcat (*Lynx rufus*) are typical large mammals of this habitat. Coastal Scrub supports similar species; however, some birds such as the California Gnatcatcher (*Poliopitila californica*) are restricted to this habitat type.

Wetlands and riparian woodlands are also important to many vertebrate species. Riparian Woodlands support the most diverse breeding bird faunas of any habitat in California, many of which are rare. The majority of the riparian breeding species are migratory and spend the winter months south of our border in Mexico and Central America.

Species such as the Southwestern Pond Turtle (*Clemmys marmorata pallida*) and Two-striped Garter Snake (*Thamnophis hammondi*) were once common in riparian areas but have become quite rare as these habitats have been degraded or eliminated through development.

Open habitats such as Coastal Scrub, Annual Grasslands and pastures are important foraging areas for hawks, eagles, falcons and owls.

Oak Woodlands are utilized by many native vertebrates. A diversity of birds and mammals feed on acorns and forage within the foliage or on the trunks and nest within cavities in oak trees. The leaf litter on the floor of oak woodlands provides microhabitats for salamanders, small mammals and some species of reptiles.

Domestic pets may need to be banned from portions of the trail to protect certain sensitive adjoining resources.

## Direct Impacts to Biological Resources

Creation and maintenance of trail and trailhead facilities will impact biological resources within, as well as outside the trail system area in several ways.

Direct impacts to woodland and shrubland vegetation by direct removal of associated shrubs and trees occurs routinely with trail placement areas. Such trails also aggravate intrusion into natural areas by off-road vehicles, horses and hikers.

The placement of trails in wetlands results in compaction of soil and degradation of water quality through direct discharge of animal waste material or increased water turbidity.

The placement of trails within or even too close to riparian woodlands also degrades the quality of the habitat by creating a threat conditions to birds in such habitat and causing more secretive birds to leave the habitat.



## Secondary Impacts to Biological Resources

Secondary impacts to biological resources occur by way of increased soil erosion, particularly on steeper trail areas. Another secondary but long-term impact to adjacent native vegetation by the presence of frequently used trails, particularly equestrian trails, is the infestation of native vegetation by non-native, weedy plants, especially nitrogen-loving plants. These plants include tumbleweeds and goosefoot, as well as mustard and exotic grasses. This similar impact to the grasslands of California by these plants is such that pre-European conditions are very rarely encountered. With occasional natural fires, these non-native plants will gain a stronger foothold in these now-pristine shrublands.

Another impact of trails, mainly equestrian trails, is the encouragement of the presence of the Brown-headed Cowbird. This introduced bird is a nest parasite of several riparian and shrubland native birds, such as the Least Bell's Vireo and Willow Flycatcher. This granivorous bird is encouraged by the presence of horse dung in corrals and along trails. The increased frequency of this bird in natural areas decreases the nesting success of these increasingly rare native birds.

As proposed, the trail system represents a significant, adverse biological impact to riparian, sage scrub and chaparral vegetation with sensitive plant and animal species in the San Marcos area. The measures described below will serve to mitigate significant adverse impacts.

## Mitigation Measures

To mitigate the impacts to a level less than significant, the following rather standard measures are to be implemented as part of the various trail links to which they are associated below.

1. Conduct a detailed site-specific sensitive plant survey for flagged alignments in chaparral vegetation to avoid unnecessary removal of sensitive plants in association with trail construction.
2. Maintain trails by removing accumulated animal waste products and trash. Correct areas of erosion filling in early stages of formation to control soil erosion and reduce hazardous trail conditions. In many instances, limited paving may be useful to control erosion.
3. In areas within or adjacent to drainages it will be necessary to conduct a wetland delineation and jurisdictional determination to identify the areas which are under the jurisdiction of the U.S. Army Corps of Engineers (Section 404 of the Clean Water Act) and/or the California Department of Fish and Game (CDFG) (Section 1600 et seq. of the California Fish and Game Code).
4. In such sensitive areas where Least Bell's Vireo habitat has been identified, it will be necessary to conduct a spring survey for the presence of nesting activity of the bird.
5. Where absolutely necessary, crossings of riparian habitat should be done by way of a trail which runs perpendicular to the thread of the stream.
6. The potential listing of the Button-Celery as a federally-listed endangered species may also preclude impacts to vernal pool habitats in the industrial area. Trails placed in the vicinity of vernal pool watersheds will need to be fenced to prohibit damage from hikers and horses.

## Trail Segments and Associated Habitats

The location and biological resources involved with the various trail links are discussed below. An evaluation of the relative impact of the trail to associated biological features is given.

Numbers following the trail link discussion refer to the standard mitigation measures mentioned above. Specific link mitigation measures are discussed in some cases also.

1. MWD/CWA pipeline route through avocado and citrus groves. Possible root rot transmission

vector with hikers and horses.

2. Connector trail between Twin Oaks Valley Road and MWD/CWA pipeline road, involving agricultural as well as some shrublands.
3. Major north-south trail on the east side to Twin Oaks Valley Road along agricultural and some woodland habitats.
4. A major east-west trail in the Merriam Mountains, following existing dirt roads and passing along groves at the western junction with Twin Oaks Valley Road. The eastern portion of the route is under planing for residential development. Measure 2.
5. A short route along existing dirt roads (Gist Road) through open field and open woodland habitat.
6. A very short connector which crosses riparian oak woodland. Measures 2,3,5.
7. A short connector which runs up a chaparral canyon in the Merriam Mountains in an area being planned for development.
8. An important link from I-15 and Deer Springs Road up to the ridge of the Merriam Mountains which follows an old construction road. The route is distant enough from the known Turkey Vulture nest site to not be a threat. Measure 2.
9. A route paralleling the north side of Deer Springs Road, not in the riparian system across the street.
10. A continuation to the south of No. 9, passing through groves.
11. A short connector in agricultural areas involving nut groves and the canna fields.
12. A short bypass trail east of Twin Oaks Valley Road, passing up a small drainage which has a substantial woodland. Measures 2,3.
13. Link follows existing dirt trails across sage scrub and chaparral, otherwise in agricultural area.
14. A route on the north side of Buena Creek Road involving disturbed areas.
15. A route down Sycamore Drive but very near riparian woodlands. Measure 2,3.
16. A route west of Las Posas Road, along a disturbed aqueduct road.
17. A route located along the edge of Robin Hood Road passing through existing orchards.
18. A route along Cassou Road, passing through rural residential and some native shrublands along the road. Measure 2.
19. A route along Olive Drive and Mulberry Drive, involving residential development.
21. A short segment along Cox Road in rural residential development and passes along a drainage channel.
22. A minor link in rural residential areas involving disturbed areas.
23. Follows existing agricultural dirt roads.
24. A trail along the east side of Rose Ranch Road, passing through rural and agricultural areas.
25. Twin Oaks Valley Trail, along the east side of Twin Oaks Valley Road. This habitat is a degraded wetland due to the overgrazing of the area by livestock. The area, without grazing would



regenerate to an excellent alkaline marsh wetland. The trail location should be adjacent to the road so that the wetland is not further degraded and a fence should be placed east of the trail to prevent intrusion into the wetland by pedestrians and horses. Measure 2,3.

26. A route along the Dixon-Pechstein Aqueduct service access road.
27. A trail on existing dirt trails over the main hill west of Twin Oaks Valley, passing through undisturbed chaparral and sage scrub vegetation. The switchback will require disturbance of existing vegetation. The steepness of the trail in portions of this link will require special erosion control measures, perhaps even minor paving. Measure 2.
28. A small connector and partial alternative route for #27. Measure 2.
29. A short loop around an interesting hill north of the proposed Borden Road extension, behind Palomar College. This route involves agricultural groves and native chaparral and sage scrub vegetation. Measure 1,2.
30. A short link trail along the crest of the hill west of Twin Oaks Valley. This link passes through chaparral. Measure 2.
31. An eastern trailhead and link to the trail system on the hill west of Twin Oaks Valley. The trail passes through disturbed grassland and chaparral. The area is currently being planned for development. Measure 2.
32. Richland Road route, passing through rural residential, horticultural and agricultural areas and, near the central portion, native shrublands along the road and rural residential at the southern end at Mission Road. Measure 2.
33. A route along the Dixon-Pechstein Aqueduct which joins with the Escondido City Limits. Vegetation along the route is shrublands. Measure 2.
34. A short connector link running through disturbed grasslands in rural residential area south of Borden Road.
35. A route along the south side of the new section of Borden Road. The environmental damage of the Borden Road far outweighs any adverse trail impacts. Measure 2.
36. A route alongside the Las Posas Road drainage and the associated open field habitat and adjacent, riparian woodlands. Exact location of the trail will determine impacts to riparian resources. The route north of Mission Road will be rather urban in its aspect due to development in the area. Measure 2,3.
37. A link from Mission/South Santa Fe to the Las Posas Road trails, this route passes up a minor drainage corridor. Measure 2,3.
38. This trans-city link along the railroad track connecting to a possible system to the west in Vista or the county.
39. This link along the north side of South Santa Fe Avenue passes along a very heavy traffic area. No significant biological feature occur along the route.
40. A continuation of the Twin Oaks Valley trail, running behind the commercial area across from the Post Office. This area has sensitive wetlands, so the placement of this trail relative to that feature will determine the magnitude of the impact. Measure 2,3.

41. A route through the riparian woodland of San Marcos Creek upstream of the Twin Oaks Valley Road crossing. This is a very diverse wildlife use area which would be significantly altered by the presence of the trail and associated intrusion. Measures 2,3,4,5.
42. A trail link, coordinated with the future rail link to the State University campus, which passes over wetland habitat of San Marcos Creek and across SR 78.
43. A link on the south side of Barham Drive passing through disturbed field habitat, but possibly involving Braided orcuttii habitat. Measures 2,3.
44. This link is proposed through the Walnut Hills II approved development, running along the east side of the passive park area designated areas along Jack's Pond.
45. A route along Barham Drive through totally disturbed habitat.
46. A western connection link into Vista from the commercial and residential area along Linda Vista Drive. Habitat in undeveloped areas is largely annual grasslands.
47. A short connector at the Vista City Limits in agricultural and open field habitats.
48. A route through commercial areas and trail parks along Linda Vista Road. The southwestern terminus of the link at Encinitas Road involves a San Diego Thorn-mint transplantation site which would be seriously disrupted by public access. Measure 1,2.
49. A link through commercial and residential areas.
50. A route on the east side of Las Posas Road in the commercial area. The route, if on the east side of the road, passes through a vernal pool, creating a significant adverse impact. To the south it passes through wetlands of San Marcos Creek. Measures 1,2,3,6.
51. A route along the commercial area of San Marcos Boulevard, running to the transition to Encinitas Road then following the sewer line route along the south side of Encinitas Road. The route crosses the new entrance road to the Laurels subdivision.
52. A route through open field habitat and commercial areas south of San Marcos Boulevard. The proximity of wetlands makes this a sensitive trail link. Measures 2,3.
53. A route along existing and proposed segments of Discovery, involving wetlands of San Marcos Creek. Measures 2,3.
54. A link from the intersection of Bent Avenue and Discovery south to Discovery Lake, continuing in a southeasterly direction to South Lake using existing dirt roads. This route involves open field habitat and a small drainage below South Lake. Measures 1,2.
55. A link associated with the future alignment of the southerly extension of Twin Oaks Valley Road. Impacts of the trail pale in comparison to the damage to be done by the road and its growth induction. Measures 1,2.
56. This link lies south of the proposed State University campus. The trail passes through rugged topography and low diversity chaparral. Measure 2.
57. This link runs south, off of La Moree Road and up the face of the southern range to the Coronado Heights development on the top of the hill, then down to an agricultural area. The sensitive portion of the route involves the chaparral vegetation along La Moree Road. Measures 1,2.



58. This link connects with the Encinitas Road route, running through natural open space of the Laurels residential development on existing dirt roads the, up hill, through an abandoned agricultural area to connect with Rancho Santa Fe Road. Measures 1,2.
59. A link paralleling Rancho Santa Fe Road on the east and south side, involving chaparral and oak woodland habitats. To separate hikers and horses from high traffic volumes it may be necessary to route the trail in native vegetation, above the travel-way of the road. Measures 1,2.
60. A link from Rancho Santa Fe Road through residential developments, sage scrub and agricultural groves adjacent to Lake San Marcos. Measure 2.
61. A link from Questhaven Road and San Marcos Creek, up the east side of the creek channel into thick chaparral where the trail will have to be blazed in mature chaparral vegetation, involving regionally significant population of Coast White-Lilac (*Ceanothus verrucosus*) which forms a major component of the vegetation in this region and possibly along the route. *Adolphia californica* grows on the banks of San Marcos Creek here with *Iva hayesiana* within the creekbed. *Adolphia* would have to be flagged to avoid being crushed. Measures 1,2,3.
62. A link from near Lake San Marcos passing through avocado groves on existing trails along very heavy chaparral which contains regionally significant *Comarostaphylis diversifolia* populations. Any improvements to the trail way will need a knowledgeable biologist present in this Summer-Holly area to precise flag sensitive plants which might be affected. Measures 1,2.
63. This route passes through an avocado grove above La Plaza Drive then runs through a topographically featured ridge and gully system of chaparral vegetation. Measures 1,2.
64. This short link follows an existing dirt road at its eastern portion, involving a chaparral area. The western portion involves a very minor riparian feature. Measures 1,2,3.
65. This route runs through open space associated with the Rancho Vera Cruz development on an existing dirt road above and north of the riparian area below Discovery Lake. A dry pond occurs along the proposed alignment at the west end at MacMahr Road and north of an olive grove. Measure 2.
66. A link on the north face of the southern hills, running along the small lake in open field habitat, then entering dense, mixed chaparral with Summer-Holly and Coast White-Lilac. This route follows trails most of its length but does involve additional blazing. An isolated and disjunct population of Orcutt's *Linanthus* grown near the crest, along the trailside and would likely be extirpated without a minor detour for the trail either up-slope or down-slope for a distance of forty yards. Measures 1,2.
67. A short cross link trail in chaparral without any current trails. Measures 1,2.
68. This ridge top link follows, for the most part, existing dirt trails in the hills above Questhaven Road. As with Link #46, this link will involve sensitive Coast White-Lilac-dominated chaparral and will require sensitive placement of the trail. Measures 1,2.
69. A link which follows a dirt road about a small pond in a chaparral area.
70. A shortcut through heavy chaparral with Summer Holly possibly present. Measures 1,2.
71. This link follows existing dirt roads in chaparral vegetation in the southern hills.



72. This link follows along the north side of the future Questhaven easterly extension, involving mostly sage scrub vegetation. Near the west end of the alignment it joins the existing roadway with sage scrub and scattered oaks. Substantial community has been generated against the realignment of Questhaven Road. *Ceanothus verrucosus* is abundant along this route with *Adolphia californica* localized at xeric locales. *Artemisia palmeri* grows in the creeks along Questhaven's existing road with extensive Oak Woodland. Measures 1,2,3.
73. Short link leading away from San Marcos Creek. See above notes on Segment 61. Measures 1,2,3.
74. A short link with no significant impacts.
75. A short link in sage scrub and chaparral on existing dirt roadway. Measure 1,2.
76. This link follows a disturbed water line alignment, running through sage scrub and, higher up, through chaparral. *Comarostaphylis diversifolia* occurs along east side of the alignment, as does a field with California Adder's-tongue Fern. California Gnatcatcher territories lie on the west side of this link. Following the disturbed alignment should pose no impacts.

## ARCHAEOLOGICAL REVIEW

Archaeological literature and record searches were conducted by the San Diego Museum of Man and the South Coastal Information Center (SCIC) at San Diego State University in order to determine whether there would be any impacts to area cultural resources from implementation of the trails system. All known sites within the San Marcos city limit and sphere of influence were plotted on the project map. Table 1 lists the recorded sites that appear to lie in the path of the proposed trail system. Many of these sites were subsequently ground truthed to enable proper evaluation of potential impacts. All of the sites were then categorized as follows:

- Category I: Sites which may be impacted by implementation of the trail system unless proper mitigation is undertaken, such as avoidance and/or site protection and interpretation. In such cases, existing dirt roads should be utilized to the greatest extent possible.
- Category II: Sites which are not expected to be impacted by implementation of the trail system but which offer an opportunity to be highlighted by means of a trailside or other interpretive medium.
- Category III: Sites which are not expected to be impacted by implementation of the trail system and which probably could not benefit from marking due to distance from the proposed trail or relative insignificance.
- Category IV: Sites which are found to have been destroyed by development projects.

TABLE 4  
ARCHAEOLOGICAL SITES

Museum No.	SCIC No.	Trail Segment	Category	Site Description
W-184		48	I	Shell midden/milling site
W-223A	SDi-9822	9	I	Luiseno petroglyph/occupation site
W-987	SDi-4371	10	I	Bedrock milling features
	SDi-4495	72	I	Large lithic quarry/scatter
	SDi-4499	72	I	San Dieguito quarry site
W-1115	SDi-4843	59	II	Historic adobe
W-1130	SDi-4662	44	I	Lithic scatter
W-1164	SDi-4668	44	I	Lithic scatter
W-1224	SDi-5081	58	IV	Lake prehist. camp/lithic workshop
W-1225	SDi-5082	51	IV	Lithic workshop
W-1511	SDi-5355	33	III	Lithic scatter
W-1547		4	IV	Habitation site
W-1573	SDi-5633	38	I	Bedrock milling features
W-1582	SDi-5366	33	III	Rock and brush shelter, no artifacts
W-1649	SDi-5542	58	IV	Small lithic scatter
W-1650a	SDi-5543a	51	IV	Isolated quartz mano
W-1650b	SDi-5543b	51	IV	Lithic surface scatter
W-1934	SDi-5951	9	I	Luiseno milling/camp site
W-2381	SDi-7308	61	I	Large lithic scatter
W-2382	SDi-7309	61	III	Small lithic scatter
W-2613		64, 66	I	Rock wall, possible hunting blind
W-2614		62	IV	Milling features
W-2767	SDi-749	34	IV	Camp site
W-2898	SDi-3642	51	IV	Lithic scatter
W-2970		51	III	Small flake scatter
	SDi-8378	44	II	Manzanita Community House
	SDi-8386	45	III	Luiseno bedrock milling feature
W-3134	SDi-9218	68, 67	I	Lithic quarry; outcrop and scatter
W-3177	SDi-9280	68, 55	I	Lithic quarry and dense scatter
W-3415	SDi-4558	9	I	"Pauma" occupation site
W-3845		57	III	A pair of isolate felsite artifacts
W-3847		43	II	Single-story frame house (1920's)
W-3848		43	III	House foundation (1920's)
W-4039		36	III	Historic rock-lined well
W-4040		36	II	Historic structure
W-4309		5	IV	Former house site, 1900s with additions
	SDi-11005	68	III	Lithic procurement area/associated scatter
W-4470	SDi-11809	54	I	17 bedrock milling features
W-4475	SDi-11436	59	I	Bedrock milling feature
W-4483	SDi-11444	59	I	Small historic cemetery
W-4525	SDi-11715	29	III	Large prehistoric quarry area
W-4527	SDi-11717	30, 29	I	Well defined prehistoric quarry area
W-4528	SDi-11718	29	I	Small lithic procurement area

## Expected Project Impacts/Recommended Mitigation Measures

It is recommended that existing dirt roads be utilized to the greatest extent possible in order to prevent damage to recorded or as yet undiscovered sites in the San Marcos area. Specific site by site descriptions and recommendations for Categories I and II follow. SCIC site numbers are used whenever possible.

### Category I Sites

#### SDi-4558/SDi5951/SDi9822

These three sites are adjacent to each other on Deer Springs Road and will be treated here as a single site. Due to the steep embankment alongside the road, it does not appear that this large occupation site can be avoided by the trail. There are many overt signs of prehistoric activity here, such as bedrock mortars and a well-worn petroglyph feature, and the site seems particularly vulnerable to vandalism; indeed, there are some signs that pot hunters have already dug here. A portion of the site (SDi-5951) has been fenced off. It is recommended that the rest of the site, particularly the petroglyph, be similarly protected. Also, an interpretive display here could significantly enhance the overall trail experience.

#### SDi-9218/SDi-9280

These two sites are large lithic quarries with associated scatter. All trails should be adjacent to the existing network of dirt roads in the area.

#### SDi-11809

It is unclear how near the existing trail will come to this complex of milling features. However, care should be taken to locate the trail away from this site.

#### SDi-11436

This bedrock milling feature is located on a bluff above Rancho Santa Fe Road. The trail should stay along the shoulder of the road to avoid impacting this site.

#### SDi-11717/SDi-11718

These two quarry sites are inconveniently located at the junction between trail segments 23 and 28. The trail should utilize existing dirt roads to avoid impacts. If this is not possible, the trails should be rerouted around these sites.

#### SDi-11444

This site consists of a small historic cemetery alongside Rancho Santa Fe Road, represented by two extant wooden crosses surrounded by a low wood fence. The cemetery can and should be avoided by the trail and, with further research necessary, could be identified by a trailside historic marker.

#### W-184

It is unclear how close the proposed trail will come to this shell midden and milling site. Care should be taken to locate the trail around this site.

#### SDi-4371

It is unclear exactly how close the proposed trail will come to this bedrock milling site. Care should be taken to avoid this site.



#### SDi-4495-SDi-4499

This may be one large quarry site that exists on both sides of Questhaven Road. The trail should be located along the shoulder of the road at this point to avoid further impacting this site.

#### SDi4662/SDi-4668

These lithic scatters may be in the path of the proposed trail. Care should be taken to avoid these two sites.

#### SDi-5633

This site consists of several bedrock milling features. The trail should be located within the existing railroad right-of-way at this point to avoid impacting the site.

#### SDi-7308

It is unclear how near the trail will come to this large lithic scatter. Care should be taken to avoid this site.

#### W-2613

This site consists of a hunting blind. It is unclear whether the blind is still extant. If this area is undeveloped, care should be taken to avoid this site.

### **Category II Sites**

#### SDi-4843

This historic adobe site on San Marcos Creek is far enough away from Rancho Santa Fe Road to avoid being impacted by use of the trail. A trail marker here may be appropriate.

#### SDi-8378

This is the location of the historic John Cuero House, now used as the Manzanita Community House. The site consists of a frame house surrounded by period artifacts. A trailside historic marker may be appropriate here. Further research is necessary. The site is owned by the Manzanita Indian Reservation.

#### W-3847/W-4040

These are two historic frame houses, on Barham Drive and Las Posas Road, respectively. These two sites may be worthy of trailside historic markers, though further research is necessary.

## **APPROVALS AND PERMITS**

As with any other land use proposal the implementation of a trails system will be subject to review from a variety of agencies from whom approvals and permits may be required for the project to proceed.

With regard to trail sections located adjacent to areas of sensitive wildlife habitat such as wetlands or areas where state or federal listed species occur the trails proposals may include review by any or all of the following agencies: the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the Environmental Protection Agency, and the U.S. Army Corps of Engineers.

Specifically, a Section 404 Permit will be required from the U.S. Army Corps of Engineers wherever any type of dredge or fill of wetlands is involved. (Areas of wetland which are under one acre in size and in isolated locations relative to other wetlands may fall under the definitions of a Nationwide Permit and avoid

the need for a Section 404 Permit, but this should not be counted on.) Trails running within habitat areas of federally listed endangered species will be subject to Section 7 consultations with the Fish and Wildlife Service, and those running through state listed endangered species habitat will be subject to Section 10 consultations with the State Department of Fish and Game. Trails will also be subject to any additional regulations which have been or will be passed relating to impacts.

The trail alignments selected in this study have been placed so as to avoid obvious conflicts with the requirements of these agencies. However a number of trail links go close to sensitive areas. In these cases coordination with various agencies will be needed to refine a final alignment. Additionally some special design standards may be required such as the inclusion of special fencing between the trail and the sensitive habitat. One such fence standard which has received U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers approvals calls for a 3.5-foot high wood frame and welded wire fence continuous along the habitat perimeter. Early involvement of agencies such as the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the Coastal Commission, the Environmental Protection Agency, and the U.S. Army Corps of Engineers will help ensure that the trail system is planned and designed in an environmentally sensitive manner consistent with agency requirements.

Specific recommendations regarding the avoidance of impacts on biological and archaeological resources are included in the Biological Review and Archaeological Review sections of the plan.

## SEGMENT DESCRIPTIONS

For the purposes of planning and analysis the trail system has been divided into segments. Each of the segments is described in a proforma below. Each proforma is accompanied by a sketch plan depicting the highlighted trail location (Multiuse-large solid dot, Urban-large open dot), adjacent roads, topographic context, connecting trail segments (Multiuse-small solid dot, Urban-small open dot), and any prominent landscape or built features within the proposed trail environs.

TABLE 5  
TABLE OF TRAIL SEGMENTS

Segment #	City Topographic Map Reference	Segment #	City Topographic Map Reference
1	1, 4	40	11
2	1	41	11
3	1, 4	42	11
4	1	43	11, 12
5	1	44	12
6	1	45	12
7	1, 2	46	12
8	2	47	10
9	2, 4, 5	48	10
10,	1, 4	49	10
11	1, 4	50	10
12	1, 4	51	9, 10, 11
13	3, 4	52	10, 11
14	4	53	10, 11
15	4	54	11, 15
16	3, 4	55	11, 15, 19
17	4	56	15
18	4	57	11, 12
19	4	58	13, 14
20	4	59	10, 13, 14, 17
21	4	60	14, 18
22	4, 7	61	14, 18
23	4, 5	62	14
24	7, 8	63	14
25	4, 7 & 11	64	14, 15
26	4, 7	65	14, 15
27	6, 7	66	15
28	7	67	15
29	7	68	14 & 15, 19
30	7	69	15
31	7	70	15
32	7, 8 & 11	71	15, 19
33	7, 8	72	18, 19
34	11	73	18
35	6, 7 & 11	74	18
36`	4, 6, 7 & 10	75	14, 18
37	6	76	18
38	6, 10 & 11	77	18
39	6, 10		



## SAN MARCOS TRAILS SEGMENT NO. 1

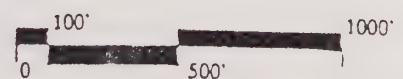
<i>Location/Siting Criteria:</i>	From the intersection of Robin Hood Road, just west of Buena Creek Road intersection, this segment follows north along a San Diego County Water Authority easement parallel to the east side of Blue Bird Canyon Terrace, continues running north near an unpaved agricultural road, passes El Paso Alto and leaves the sphere of influence and possibly links up with the City of Vista Regional Trail System and the County Gopher Canyon trail.
<i>Length:</i>	12,800 L.F. 2.4 Miles
<i>Existing Context:</i>	Intersection at water tank, rural residential, agriculture (avocado and citrus orchards), open grass land fields and low foothills with sage scrub.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	MWD/CWA pipeline route through avocado and citrus groves. Possible root rot transmission vector with hikers and horses.
<i>Shared Use Needs:</i>	MWD/CWA pipeline route
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$454,400



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 1

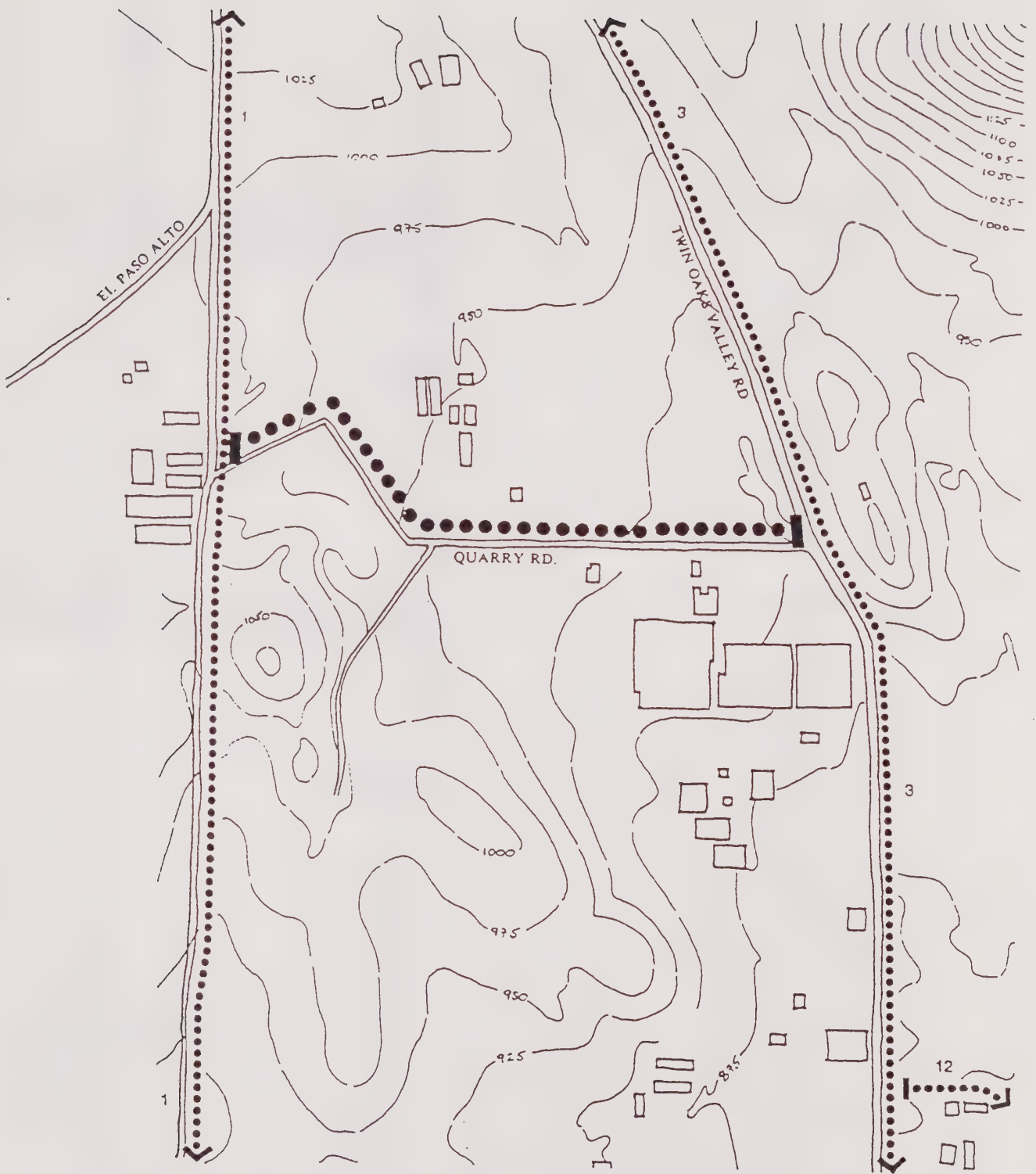
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 2

<i>Location/Siting Criteria:</i>	From the intersection of Twin Oaks Valley Road and Quarry Road extending west along the north side of Quarry Road and then traversing northwesterly linking and ending at segment number 1 just south of El Paso Alto.
<i>Length:</i>	2,600 L.F. 0.5 Miles.
<i>Existing Context:</i>	Open grass fields, shrubland and agricultural land.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	Connector trail between Twin Oaks Valley Road and MWD/CWA pipeline road, involving agricultural as well as some shrublands.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$92,300





# CITY OF SAN MARCOS TRAILS MASTER PLAN



SEGMENT NO.: 2

WALLACE ROBERTS & TODD  
1991



### SAN MARCOS TRAILS SEGMENT NO. 3

<i>Location/Siting Criteria:</i>	This Segment connects from the County area to the north of the City's Sphere of Influence; heading from Twin Oaks Crest Drive this trail extends south along the east side of Twin Oaks Valley Road and concludes at the intersection of Twin Oaks Valley Road and Deer Springs Road at segment number 10.
<i>Length:</i>	12,600 L.F. 2.4 Miles
<i>Existing Context:</i>	Agricultural use, a few woodland habitats
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	Major north/south trail on the east side to Twin Oaks Valley Road along agricultural and some woodland habitats.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$447,300



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 3

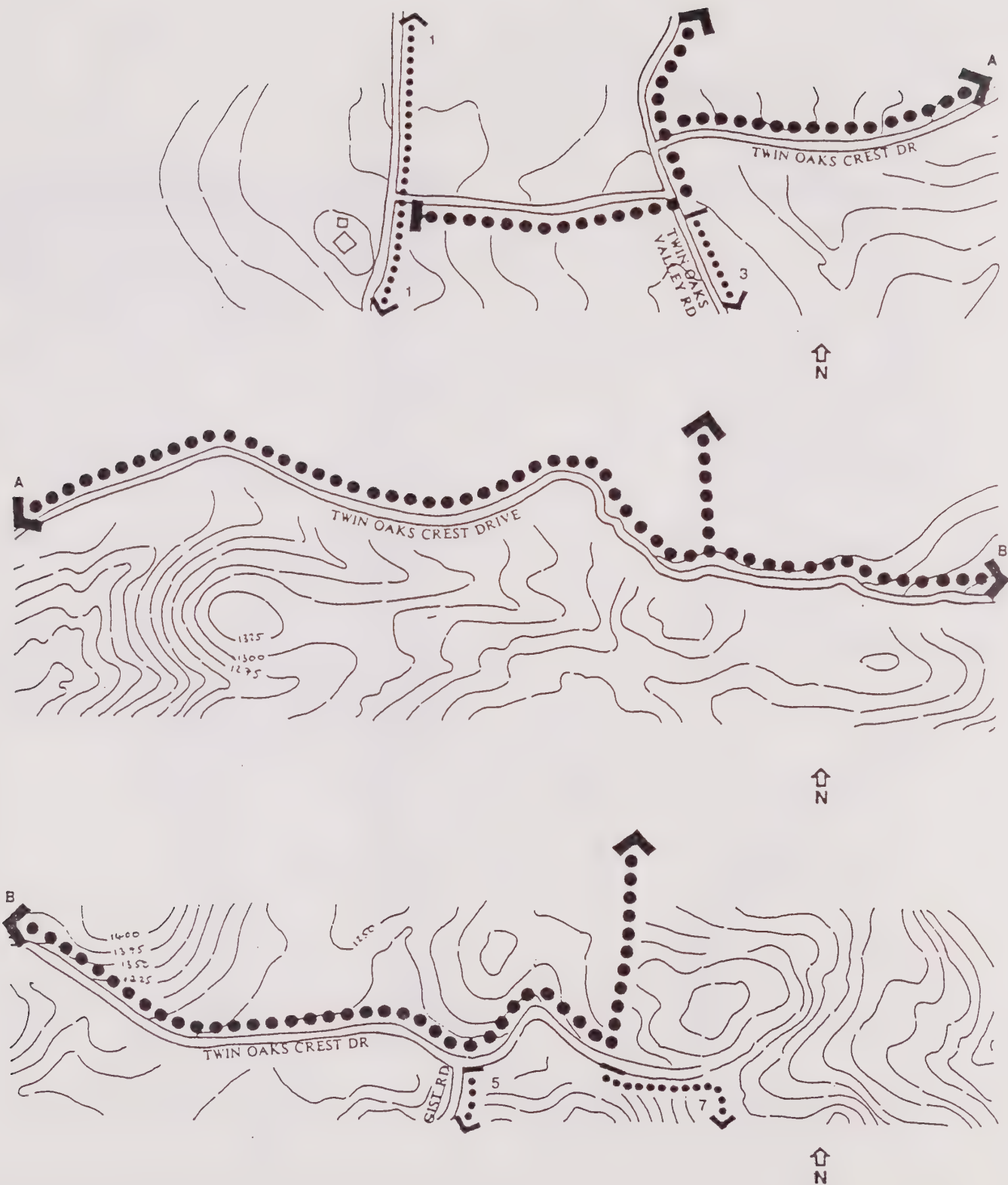
WALLACE ROBERTS & TODD  
1991





## SAN MARCOS TRAILS SEGMENT NO. 4

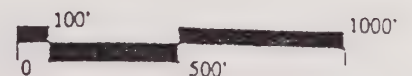
<i>Location/Siting Criteria:</i>	Beginning at the San Diego Aqueduct, heading east along El Paso Alto to the intersection of Twin Oaks Valley Road and Twin Oaks Crest Drive, and then east along the north side of Twin Oaks Crest Drive and along the edge of an existing dirt road, terminating just east of another existing dirt road (Gist Road).
<i>Length:</i>	9,800 L.F. 1.9 Miles
<i>Existing Context:</i>	Undeveloped property in the Merriam Mountain Range, containing steep slopes and rocky outcrops.
<i>Archaeological Review:</i>	(W1547) Habitation site which has been destroyed by development projects.
<i>Biological Review:</i>	A major east/west trail in the Merriam Mountains, following existing dirt roads and passing along groves at the western junction with Twin Oaks Valley Road. The eastern portion of the route is under planning for residential development. Measure 2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$347,900



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 4

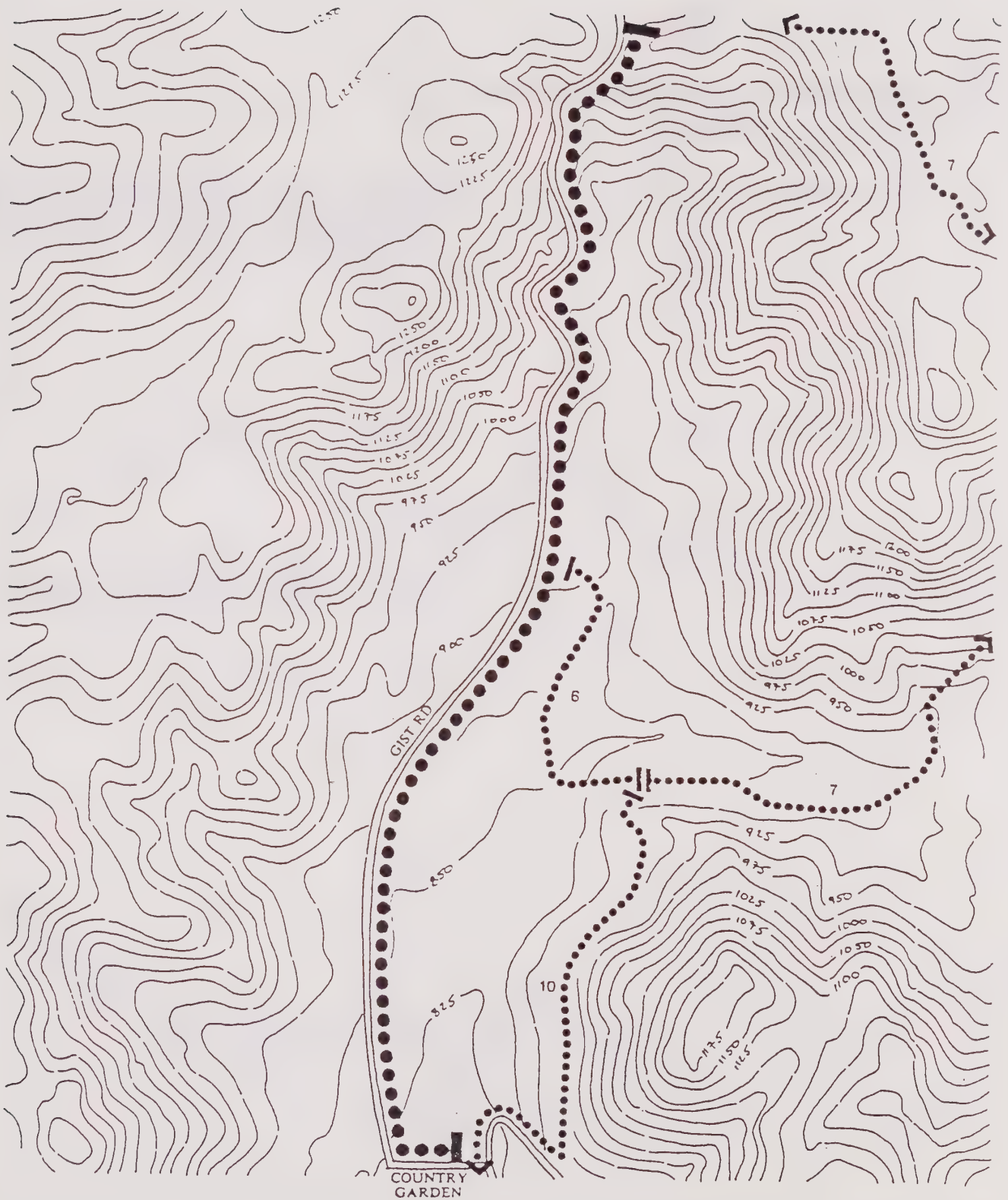
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 5

<i>Location/Siting Criteria:</i>	This segment follows the east side of an existing San Diego County Water Authority dirt access road (Gist Road) south and turns to the east on a short leg of County Garden Lane and Sarver Lane.
<i>Length:</i>	5,200 L.F. 1.0 Miles
<i>Existing Context:</i>	Low foothills, moderate slopes, unimproved roads, rural residential.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A short route along existing dirt roads (Gist Road) through open field and open woodland habitat.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$184,600

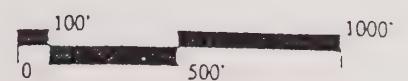




# CITY OF SAN MARCOS TRAILS MASTER PLAN

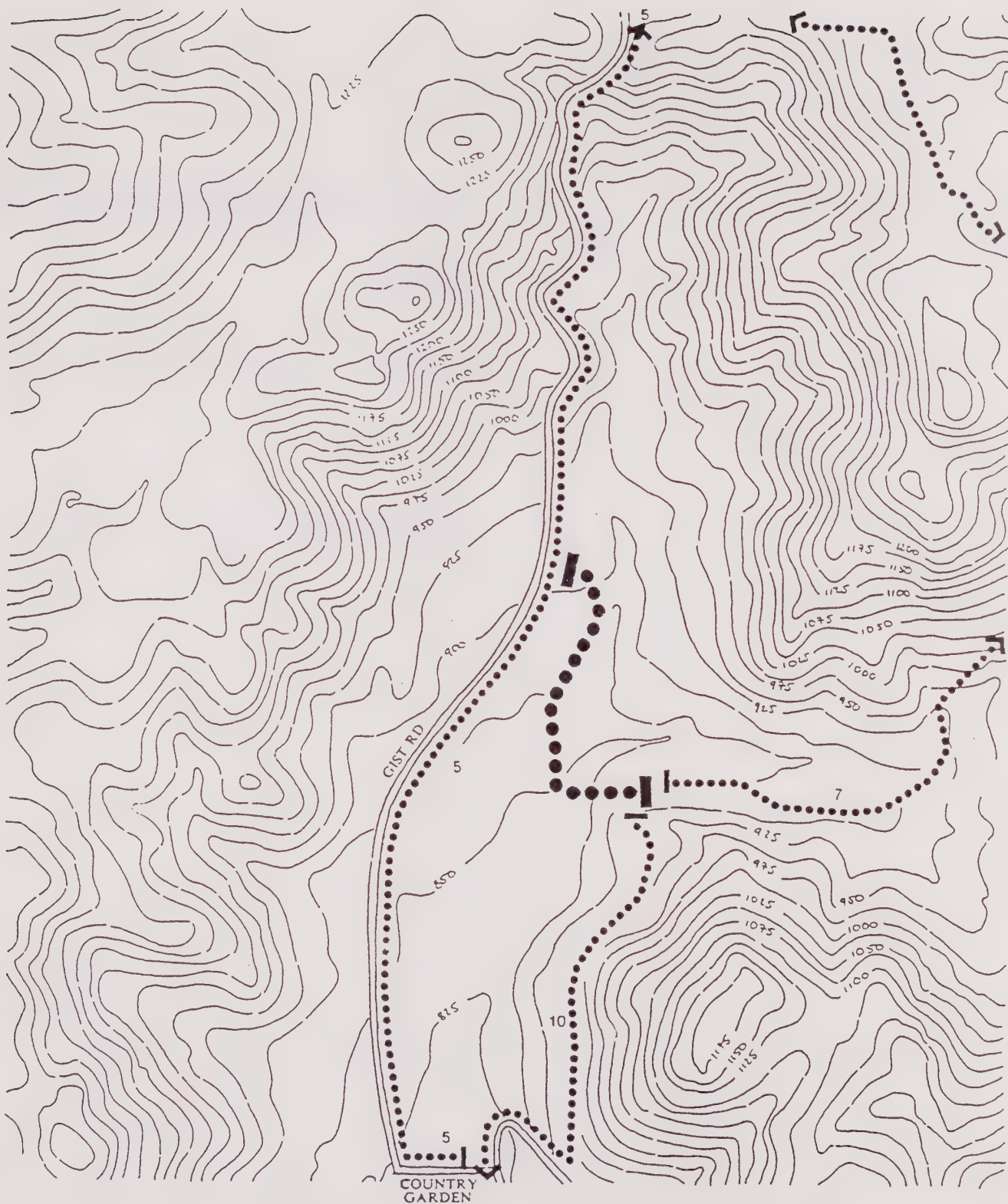
SEGMENT NO.: 5

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 6

<i>Location/Siting Criteria:</i>	This segment is a short connector running southeast from Gist Road and connecting to Segment numbers 7 and 10.
<i>Length:</i>	1,400 L.F. 0.3 Miles
<i>Existing Context:</i>	This trail parallels and then crosses a riparian oak woodland.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A very short connector which crosses riparian oak woodland. Measures 2,3,5.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$49,700



# CITY OF SAN MARCOS TRAILS MASTER PLAN



SEGMENT NO.: 6

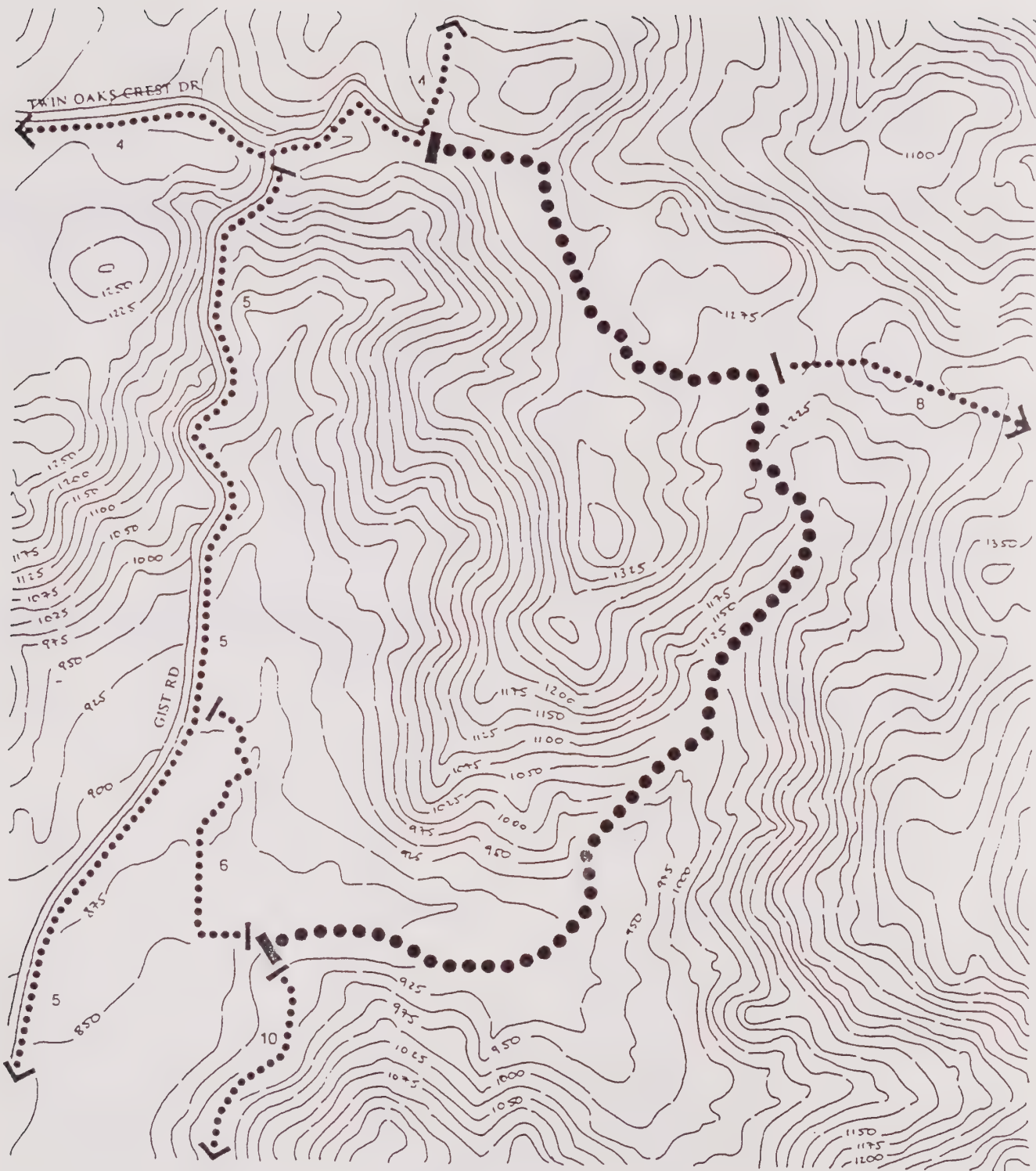
WALLACE ROBERTS & TODD  
1991





## SAN MARCOS TRAILS SEGMENT NO. 7

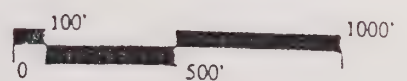
<i>Location/Siting Criteria:</i>	Starting at an existing construction road (Twin Oaks Crest Drive), this segment runs south through the Merriam Mountain Range terminating at Segment intersections with 6 and 10.
<i>Length:</i>	5,400 L.F. 1.0 Miles
<i>Existing Context:</i>	This segment runs in a north-south direction through a canyon.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A short connector which runs up a chaparral canyon in the Merriam Mountains in an area being planned for development.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$191,700



# CITY OF SAN MARCOS TRAILS MASTER PLAN

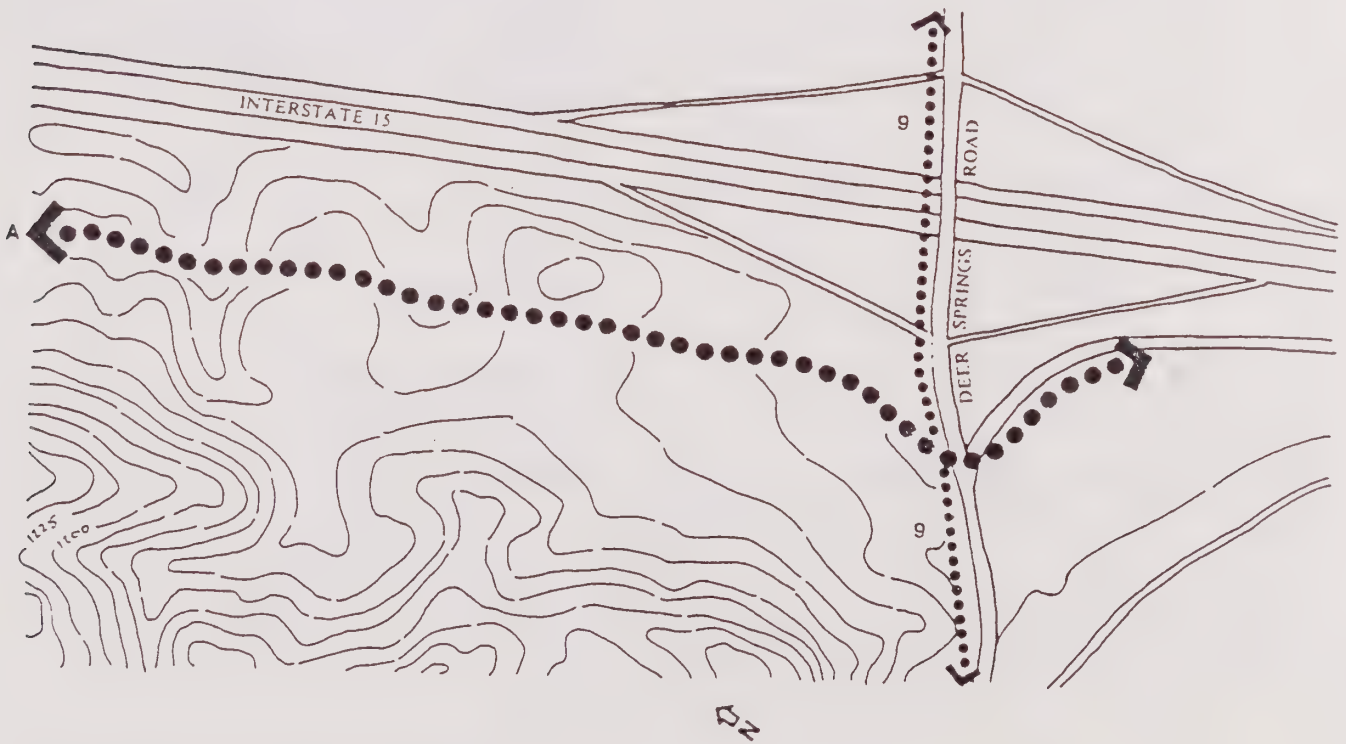
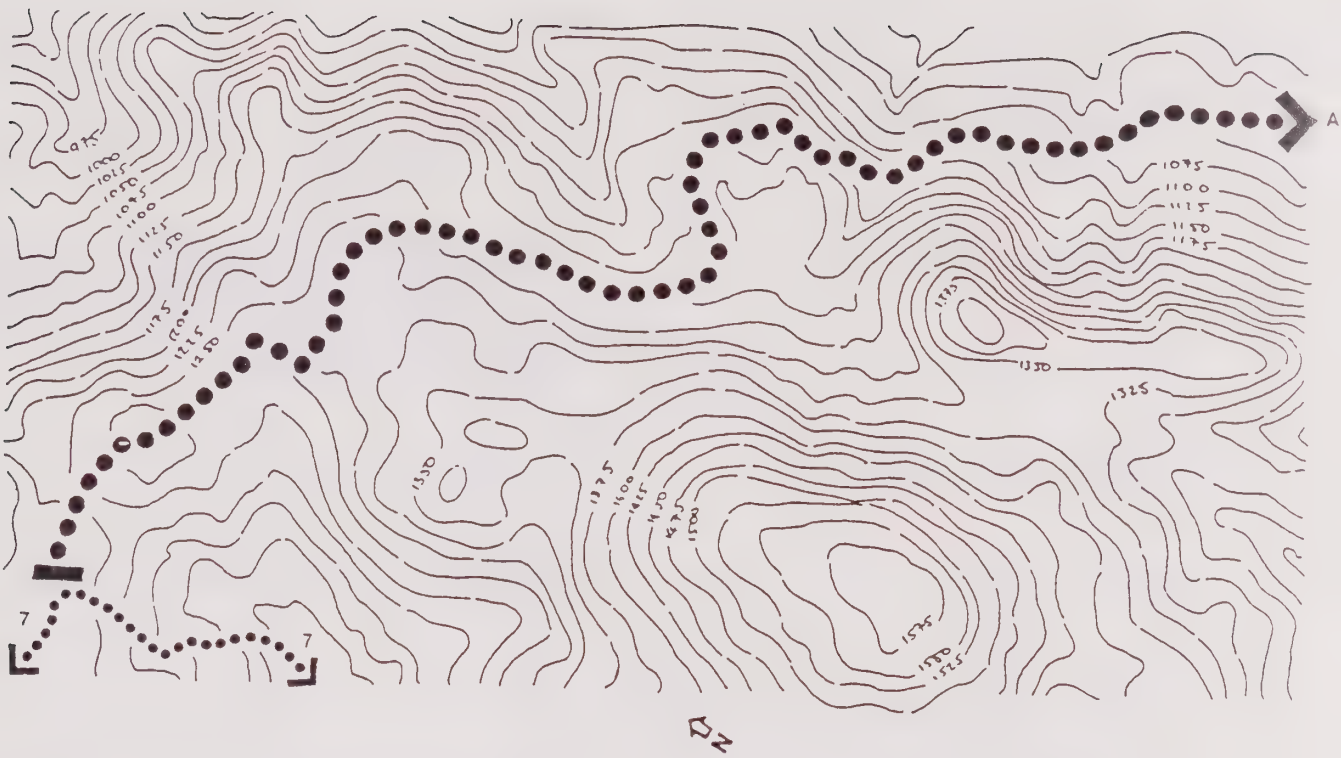
SEGMENT NO.: 7

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 8

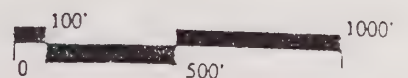
<i>Location/Siting Criteria:</i>	This segment begins at the Deer Springs Road exit just west of Interstate 15 and travels north (parallel to Interstate 15) along an abandoned dirt construction road which follows the ridge of the Merriam Mountain range to end at segment number 7.
<i>Length:</i>	8,200 L.F. 1.6 Miles.
<i>Existing Context:</i>	Moderate to steep slopes with rock outcrops and sage shrub.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	An important link from I-15 and Deer Springs Road up to the ridge of the Merriam Mountains which follows an old construction road. The route is distant enough from the known Turkey Vulture nest site to not be a threat. Measure 2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$291,100



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 8

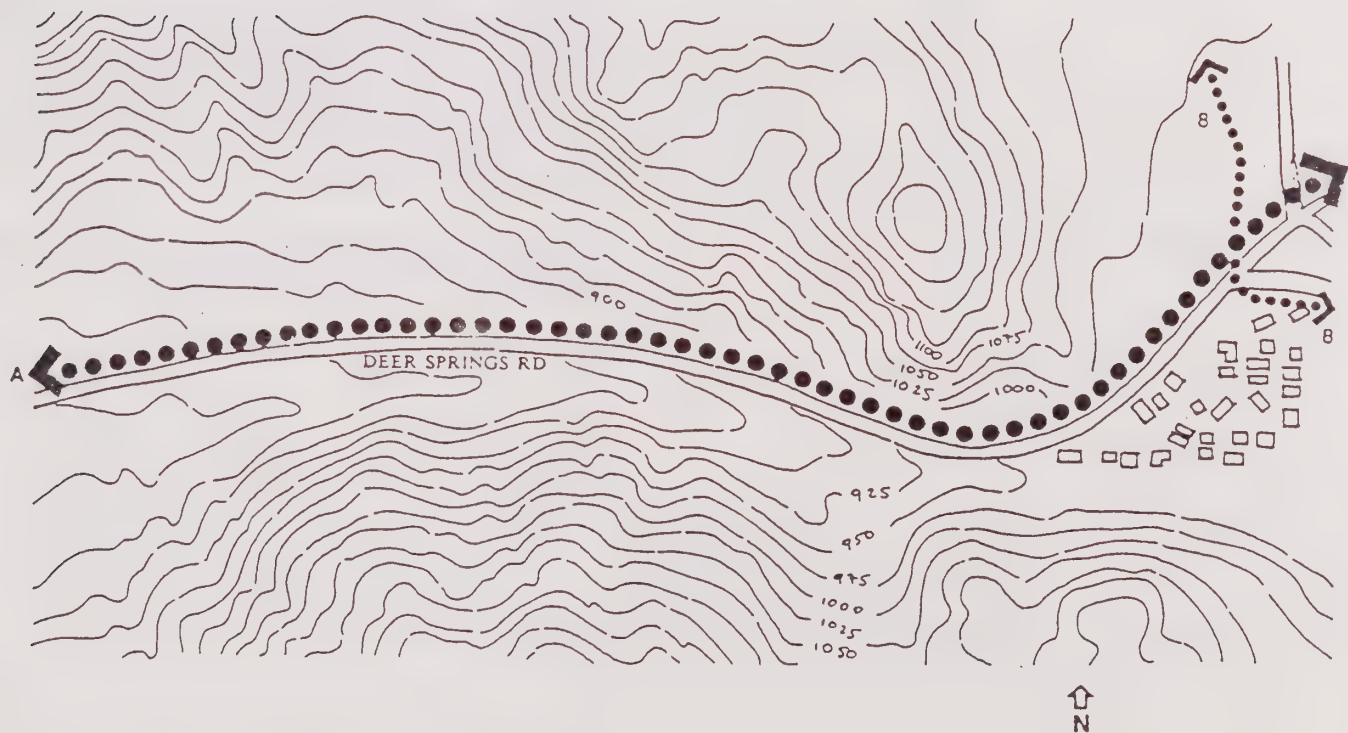
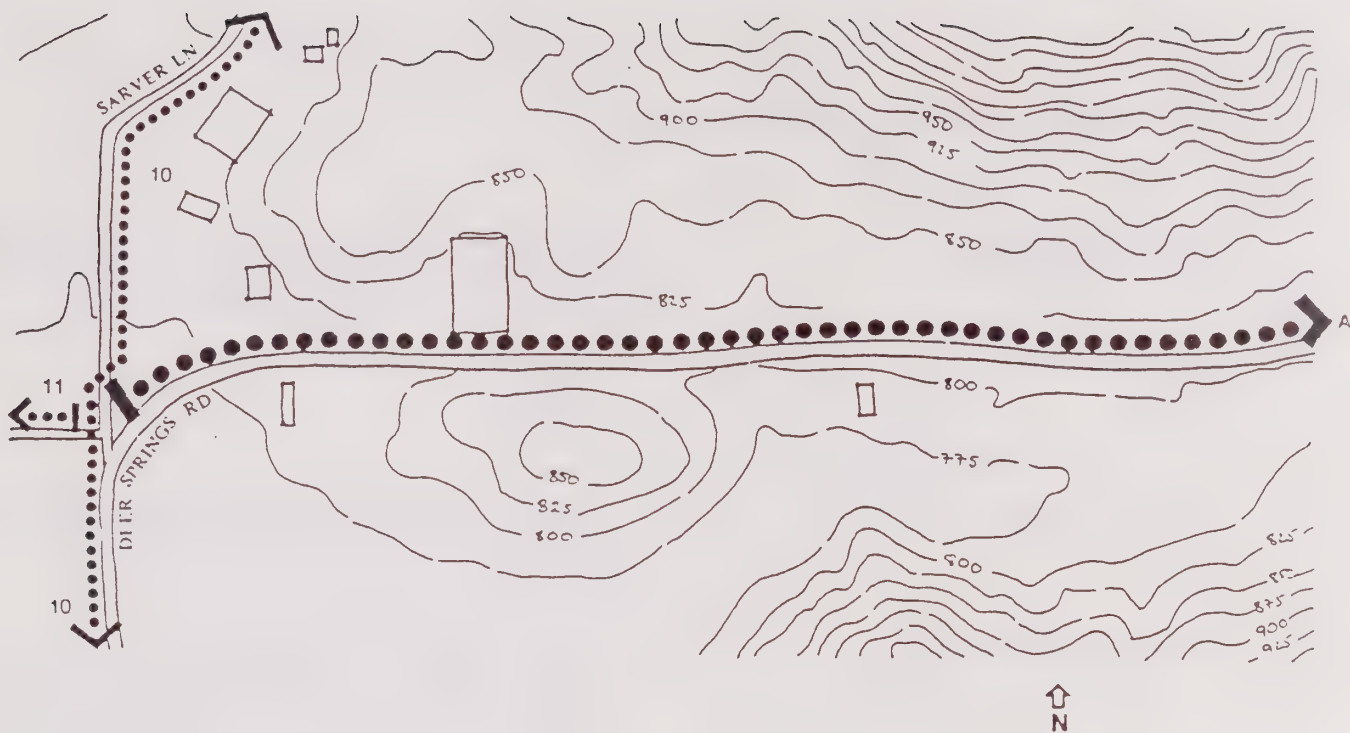
WALLACE ROBERTS & TODD  
1991





## SAN MARCOS TRAILS SEGMENT NO. 9

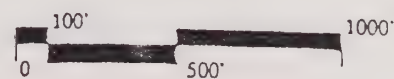
<i>Location/Siting Criteria:</i>	Starting at the Deer Springs Road exit off the west side of Interstate 15, following on the north side of Deer Springs road west and concluding at Vista Merriam.
<i>Length:</i>	11,200 L.F. 2.1 Miles.
<i>Existing Context:</i>	Steeply sloped bluffs to the north of Deer Springs Road and a riparian drainage swale to the south.
<i>Archaeological Review:</i>	(W-223A/SDi-9822, W-1934/SDi-5951, W-3415/SDi4558) Luiseno petroglyph/occupation site, Luiseno milling/camp site, "Pauma" occupation site. These three sites are adjacent to each other on Deer Springs Road. The steep embankment alongside the road suggests that this large occupation site can not be avoided by the trail. There are many overt signs of prehistoric activity here, such as bedrock mortars and a well-worn petroglyph feature. The site seems particularly vulnerable to vandalism. The Luiseno milling/camp site has been fenced off. It is recommended that the rest of the site be similarly protected. An interpretive display could enhance the overall trail experience.
<i>Biological Review:</i>	A route paralleling the north side of Deer Springs Road, not in the riparian system across the street.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$397,600



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 9

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 10

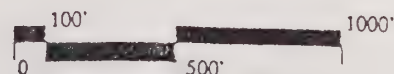
<i>Location/Siting Criteria:</i>	From the intersection of segment numbers 6 and 7 this segment runs south to Sarver Lane from where it runs south along the west side of Sarver Lane passing the junctions of Vista Merriam and Deer Springs Road and finally Twin Oaks Valley Road (where it links with segment number 3) to end near Walnut Grove Park linking with segment number 20.
<i>Length:</i>	7,100 L.F. 1.3 Miles
<i>Existing Context:</i>	Agricultural.
<i>Archaeological Review:</i>	(W-987/SDi-4371), bedrock milling features. It is unclear how close the proposed trail alignment will come to this bedrock milling site. Prior to implementation of this segment an archaeologist certified by the Society of Professional Archaeologists will field stake the site and, in conjunction with the City, determine appropriate construction and alignment.
<i>Biological Review:</i>	A continuation to the south of Segment #9, passing through groves.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$252,100



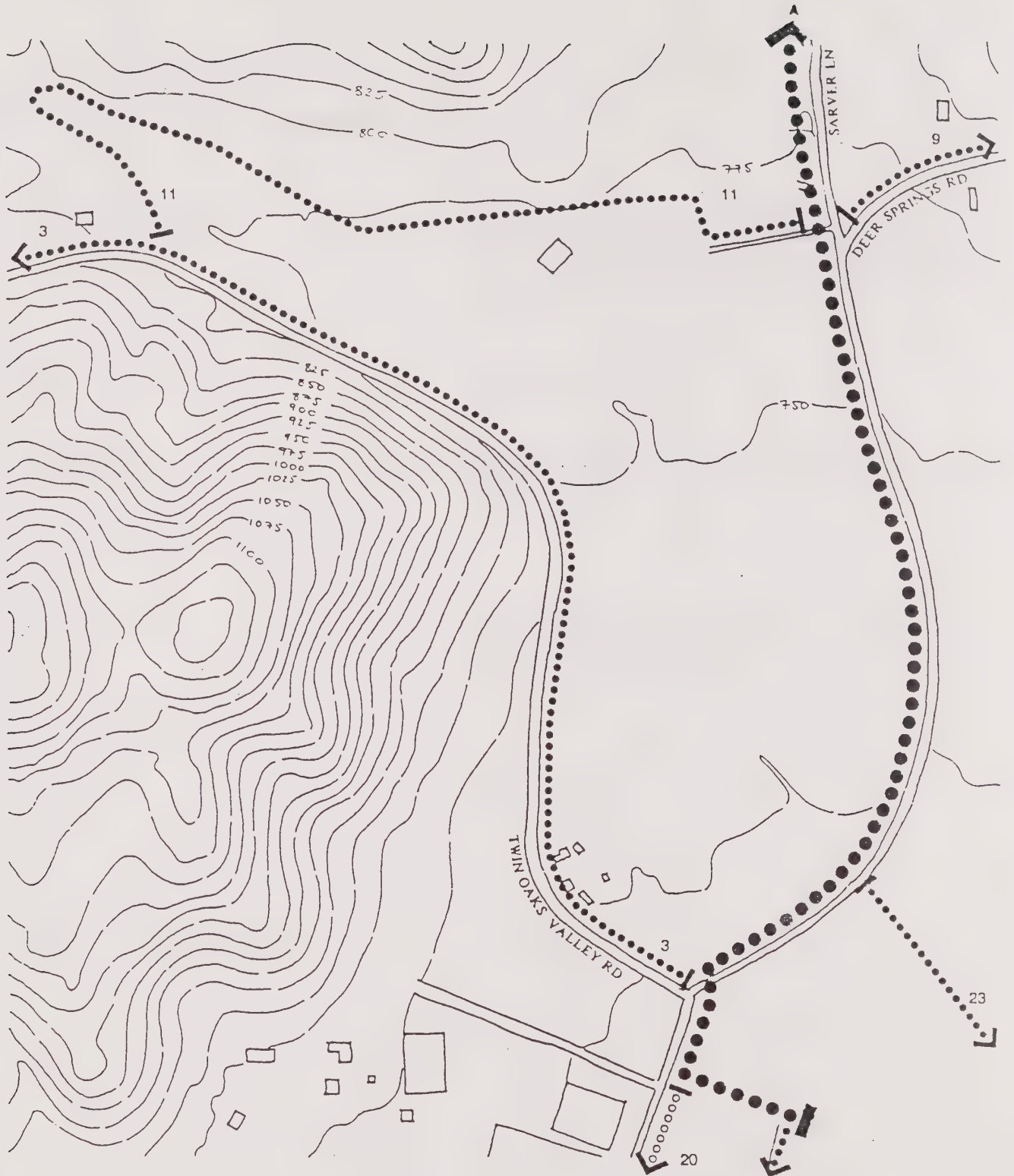
# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 10 (1 of 2)

WALLACE ROBERTS & TODD  
1991



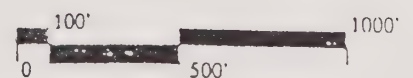




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 10 (2 of 2)

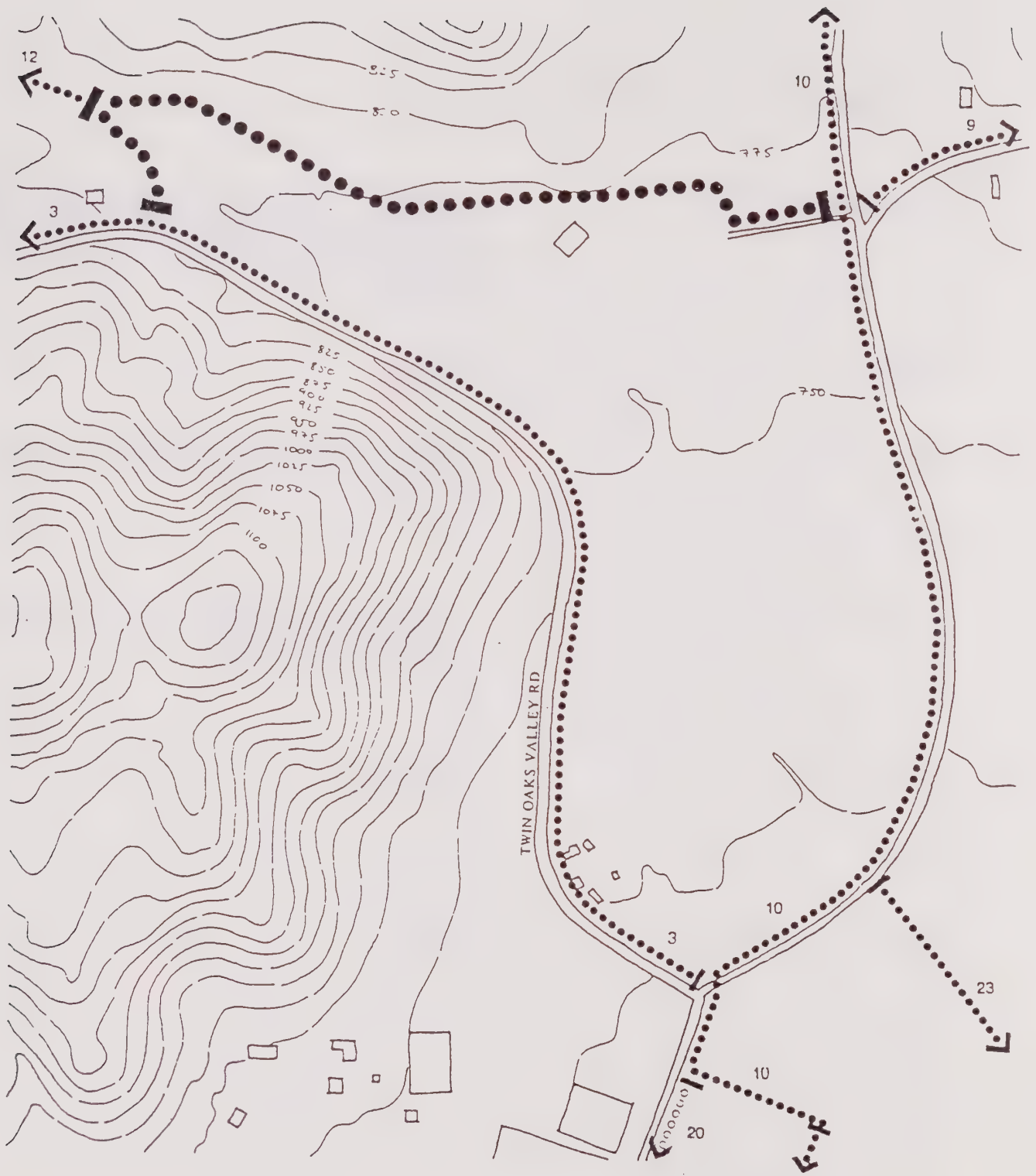
WALLACE ROBERTS & TODD  
1991





## SAN MARCOS TRAILS SEGMENT NO. 11

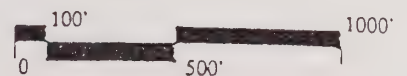
<i>Location/Siting Criteria:</i>	This segment begins at the intersection of Deer Springs Road, Sarver Lane and Vista Merriam, follows west on the north side of Vista Merriam and the northern boundary of San Marcos Equestrian Center, west until it intersects Solar Lane.
<i>Length:</i>	3,400 L.F. 0.6 Miles
<i>Existing Context:</i>	Low density residential, agricultural land, orchard trees and open fields.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A short connector in agricultural areas involving nut groves and the canna fields.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$120,700



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 11

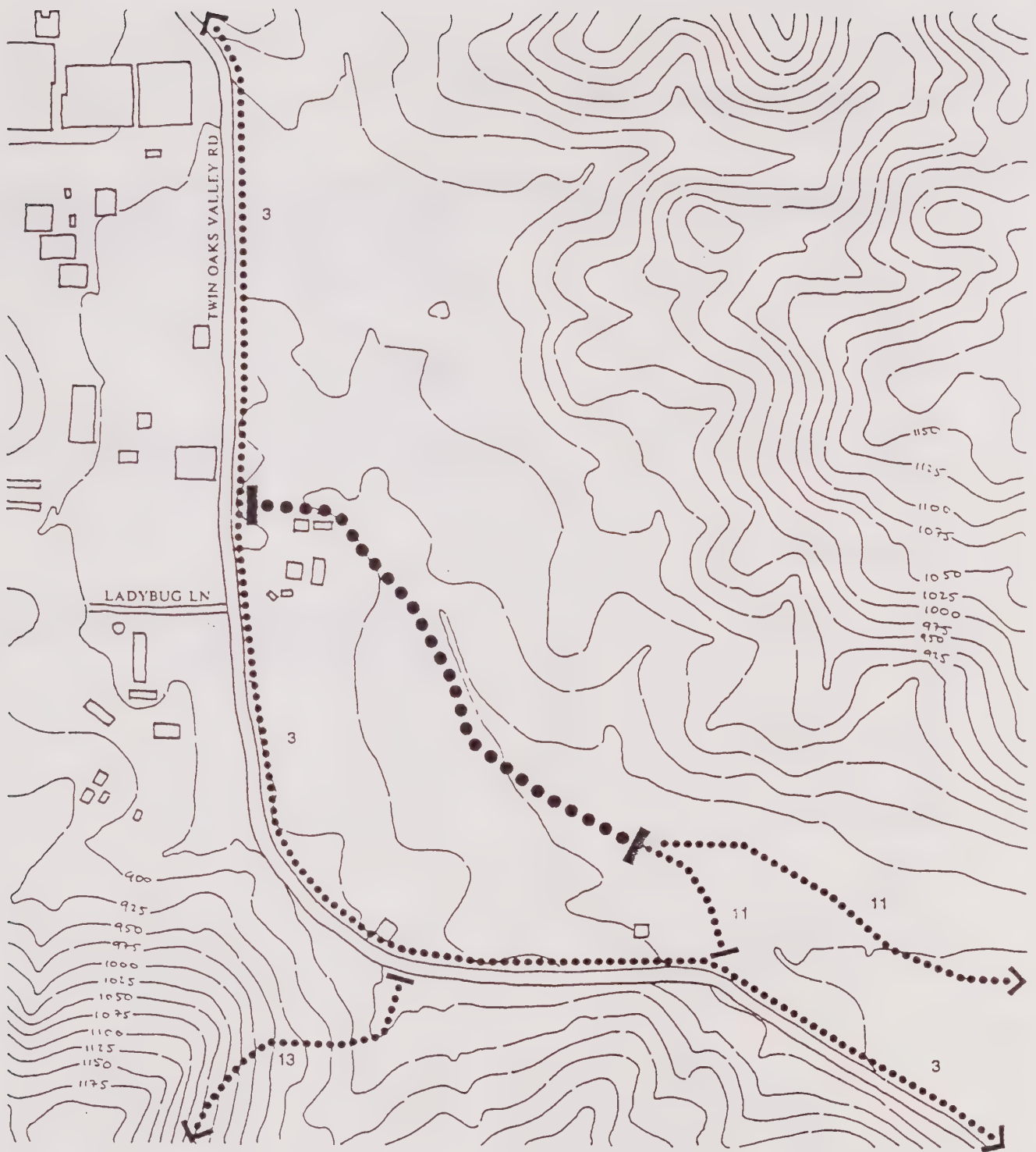
WALLACE ROBERTS & TODD  
1991





## SAN MARCOS TRAILS SEGMENT NO. 12

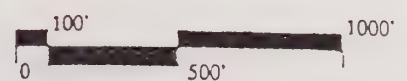
<i>Location/Siting Criteria:</i>	This segment begins at the intersection of Solar Lane and Segment #11, traversing in a northwest direction along an unimproved road and ending at Twin Oaks Valley Road just north of the intersection of Lady Bug Lane and Twin Oaks Valley Road.
<i>Length:</i>	2,800 L.F. 0.5 Miles
<i>Existing Context:</i>	Rural residential, nursery growing ground to the west of the trail, on the east is a drainage channel.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A short bypass trail east of Twin Oaks Valley Road, passing up a small drainage channel which has substantial woodland. Measures 2,3.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$99,400



# CITY OF SAN MARCOS TRAILS MASTER PLAN

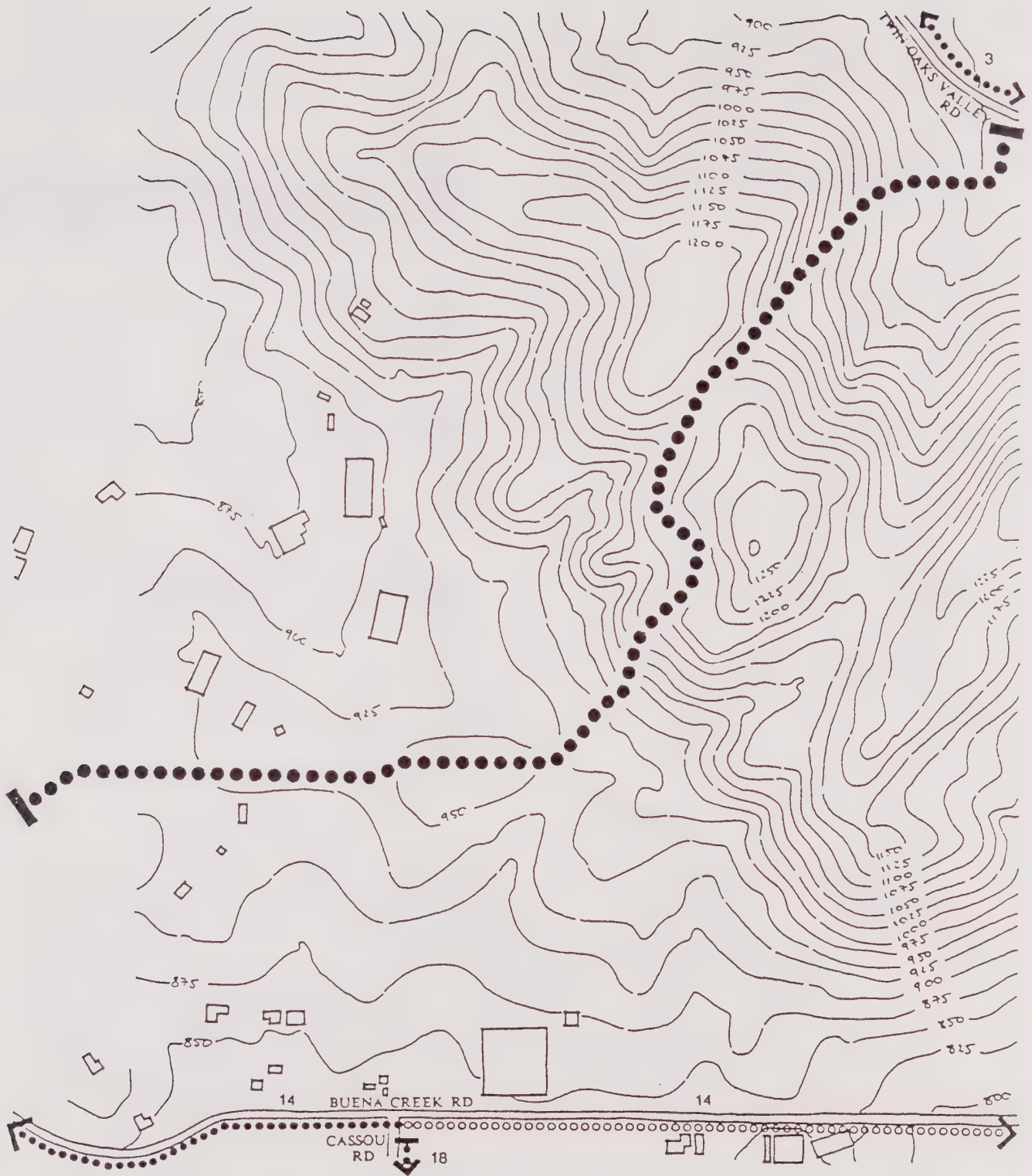
SEGMENT NO.: 12

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 13

<i>Location/Siting Criteria:</i>	Connecting from Segment #1 (at a point roughly 1,200' north of the intersection of Buena Creek Road and Robin Hood Road) in a northeasterly direction to join Segment #3 at Twin Oaks Valley Road
<i>Length:</i>	6,200 L.F. 1.1 Miles
<i>Existing Context:</i>	Agricultural, some residential small-holdings, undeveloped open space
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	Link follows existing dirt trails across sage scrub and chaparral, otherwise in agricultural area
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$220,100



# CITY OF SAN MARCOS TRAILS MASTER PLAN



SEGMENT NO.: 13

WALLACE ROBERTS & TODD  
1991





## SAN MARCOS TRAILS SEGMENT NO. 14

*Location/Siting Criteria:*

This segment connects west from Walnut Grove Park as an Urban Trail. It crosses Twin Oaks Valley Road at Buena Creek Road and then follows west along the north side of Buena Creek Road to the intersection at Cassou Road. It then crosses to the south side of Buena Creek Road and continues west as a Multiuse Trail connecting with Segments 1, 16, 17, and 36 close to Robin Hood Road. A spur trail could connect from there into the Vista trail system.

*Length:*

9,600 L.F.  
1.8 Miles

*Existing Context:*

Rural residential

*Archaeological Review:*

N/A

*Biological Review:*

A route on the north side of Buena Creek Road involving disturbed areas.

*Shared Use Needs:*

Road right of way.

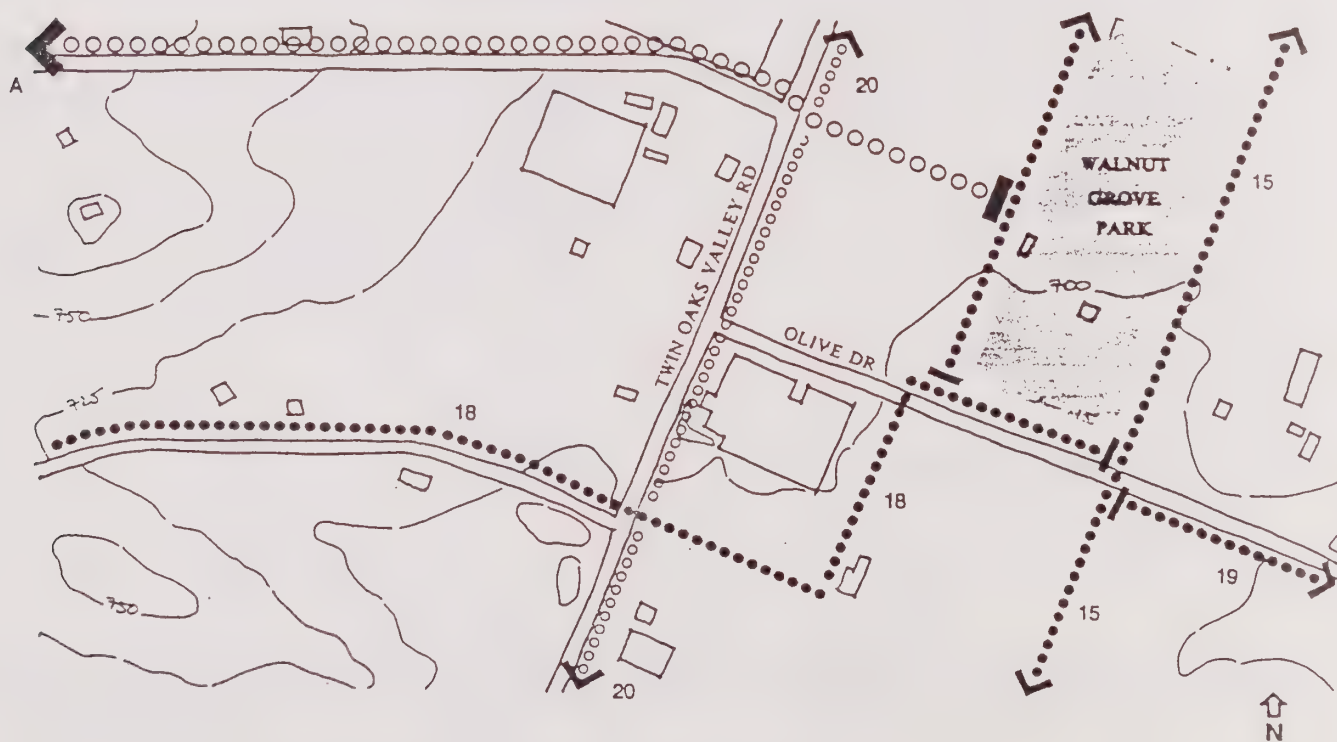
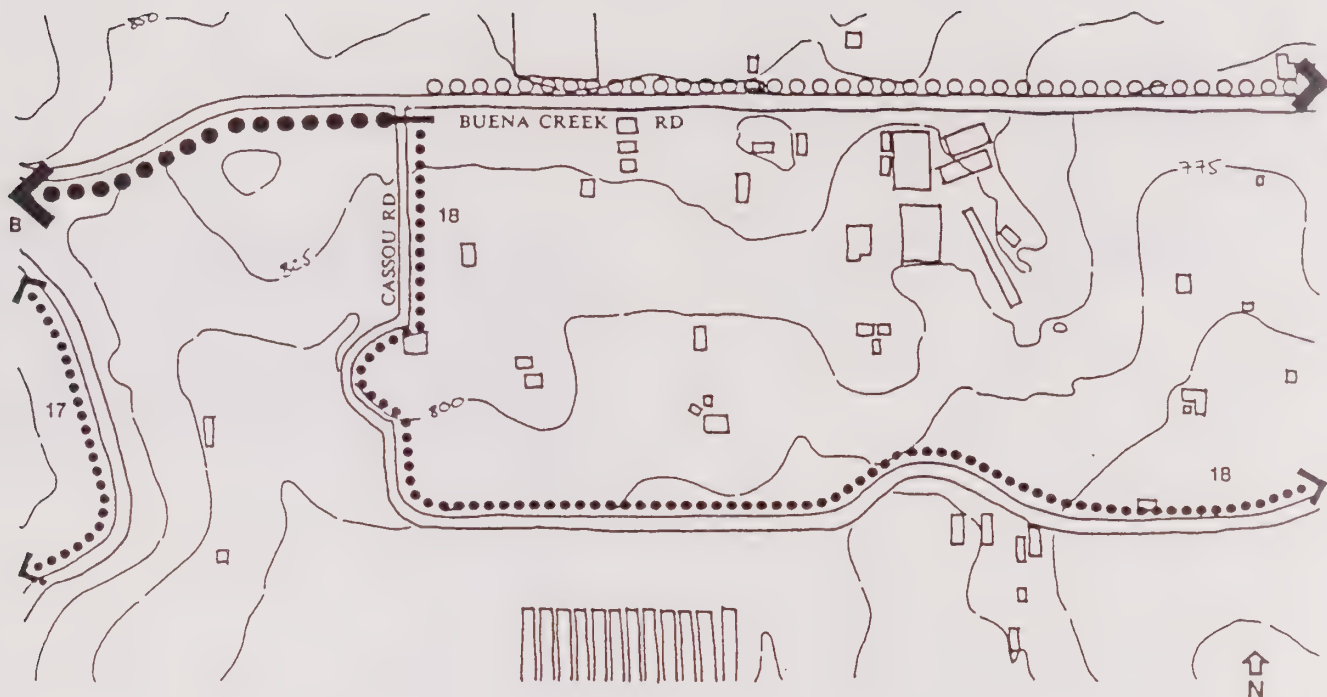
*Corridor Type:*

Urban Trail and Multiuse Trail

*A.P.N.:*

*Improvement Cost Estimates:*

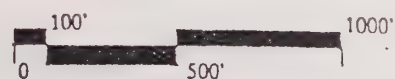
\$340,800



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 14 (1 of 2)

WALLACE ROBERTS & TODD  
1991

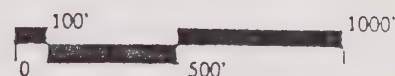




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 14 (2 of 2)

WALLACE ROBERTS & TODD  
1991

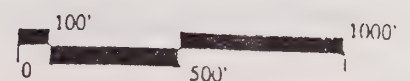




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 15

WALLACE ROBERTS & TODD  
1991

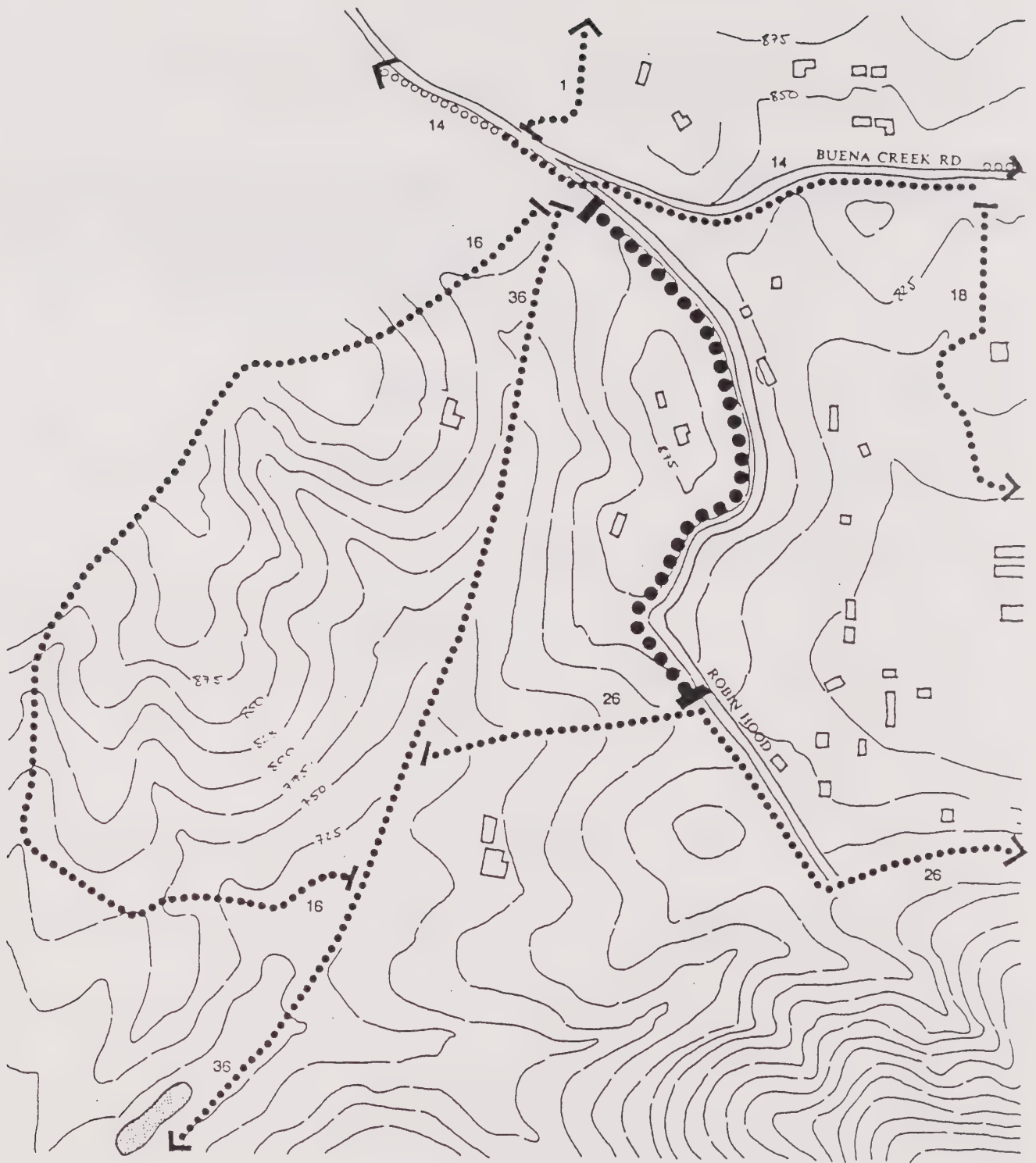






## SAN MARCOS TRAILS SEGMENT NO. 15

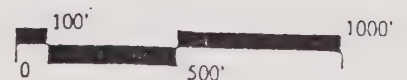
<i>Location/Siting Criteria:</i>	Commencing where Segment #23 meets Sycamore Drive this segment follows south on the west side of Sycamore Drive through the eastern boundary of Walnut Grove Park, terminating at La Cienega Road.
<i>Length:</i>	4,000 L.F. 0.75 Miles
<i>Existing Context:</i>	Residential, community park land, near riparian woodland.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A route down Sycamore Drive but very near riparian woodlands. Measure 2,3.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.::</i>	
<i>Improvement Cost Estimates:</i>	\$142,000



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 17

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 16

<i>Location/Siting Criteria:</i>	Commencing at segment number 23, this segment follows south along an existing unpaved San Diego County Aqueduct Service Road and east through the planned residential community of San Marcos Highlands, terminating at the Buena Neighborhood Park (N-1), linking with segment number 36.
<i>Length:</i>	5,400 L.F. 1.0 Miles
<i>Existing Context:</i>	Disturbed aqueduct road, moderate slopes.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A route west of Las Posas Road, along a disturbed aqueduct road.
<i>Shared Use Needs:</i>	San Diego County Water Authority Aqueduct Service Road
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$191,700

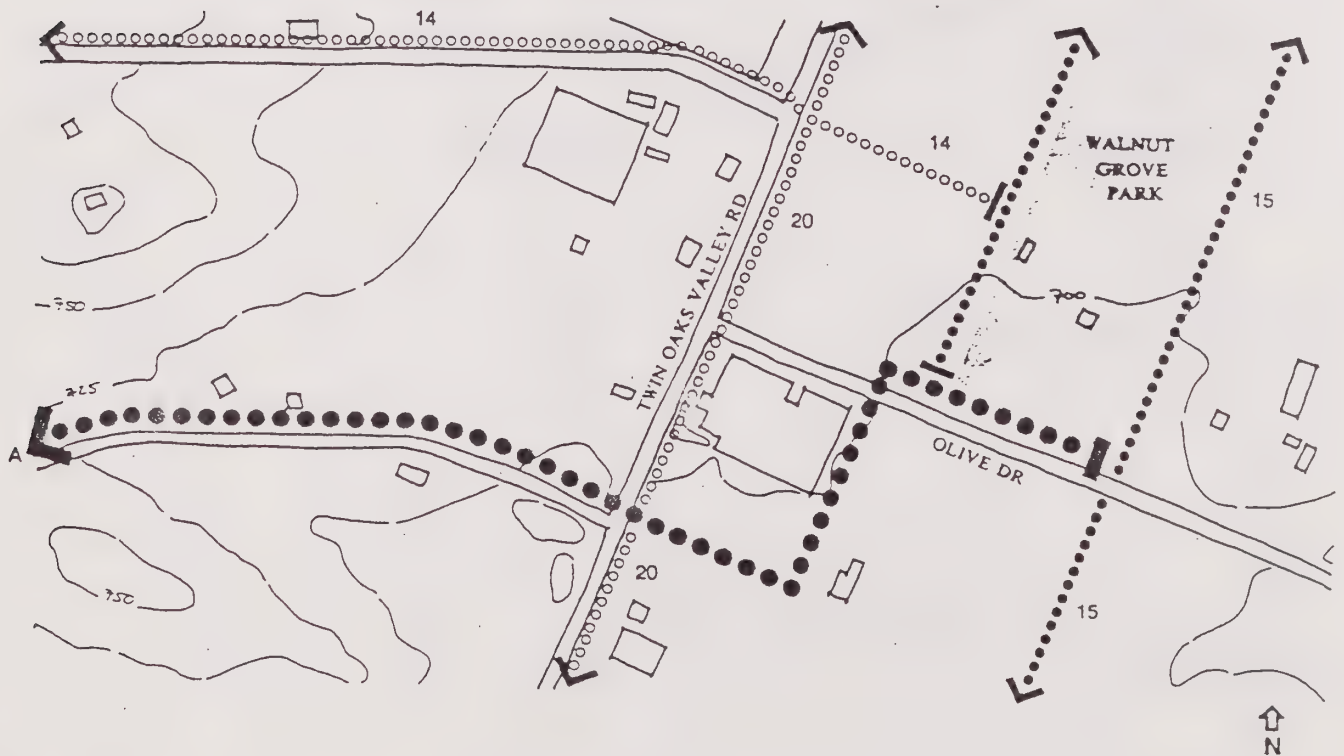
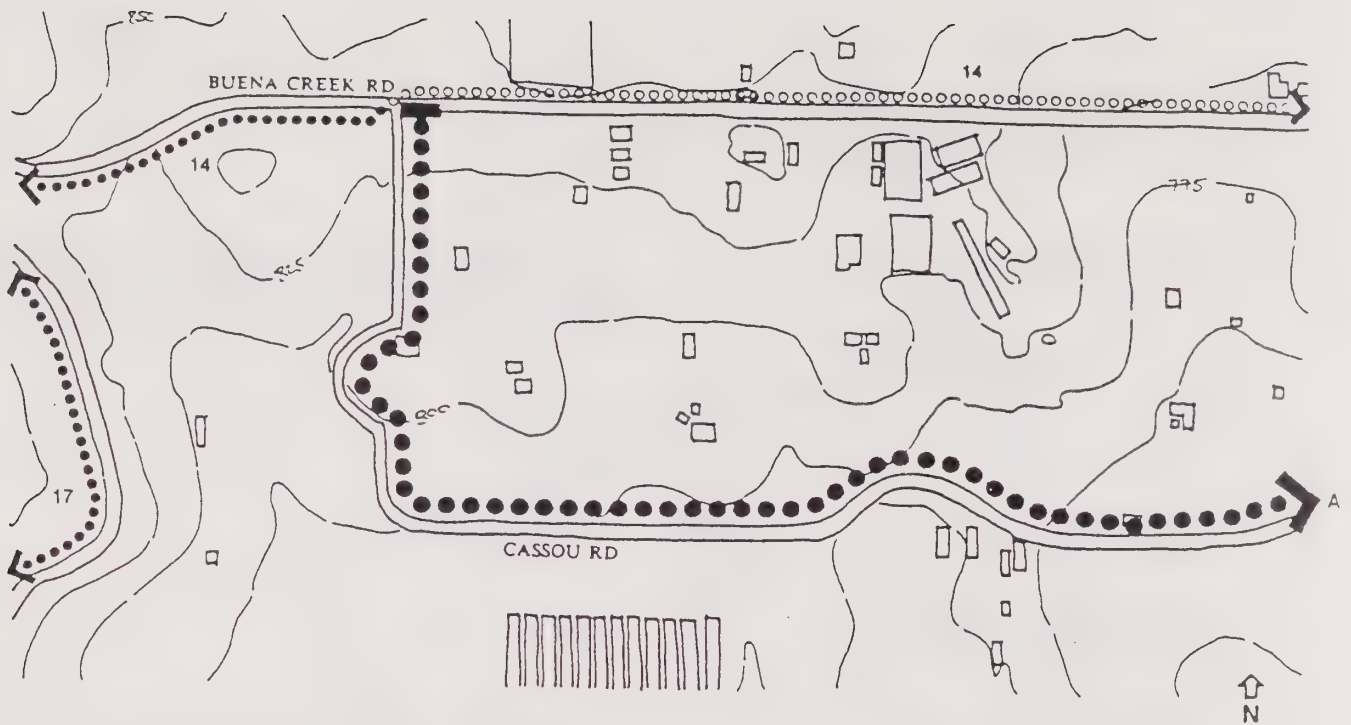


## SAN MARCOS TRAILS SEGMENT NO. 17

<i>Location/Siting Criteria:</i>	Begins at the intersection of Buena Creek Road and Robin Hood Road, follows south along the west side of Robin Hood Road ending at the intersection of 'B' Street and linking with segment number 26.
<i>Length:</i>	2,800 L.F. 0.5 Miles
<i>Existing Context:</i>	Rural residential, commercial nursery/ agricultural groves.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	Passes through existing orchards.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$99,400

## SAN MARCOS TRAILS SEGMENT NO. 18

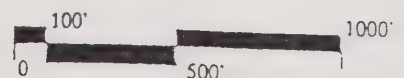
<i>Location/Siting Criteria:</i>	Intersection of Buena Creek Road and Cassou Road, following south on the east side of the road and then heads east, crosses Twin Oaks Valley Road and travels a short leg east and north to Olive Drive ending at the Southeast section of Walnut Grove Park.
<i>Length:</i>	8,200 L.F. 1.6 Miles
<i>Existing Context:</i>	Rural residential, open fields.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A route along Cassou Road, passing through rural residential and some native shrublands along the road. Measure 2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$291,100



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 18

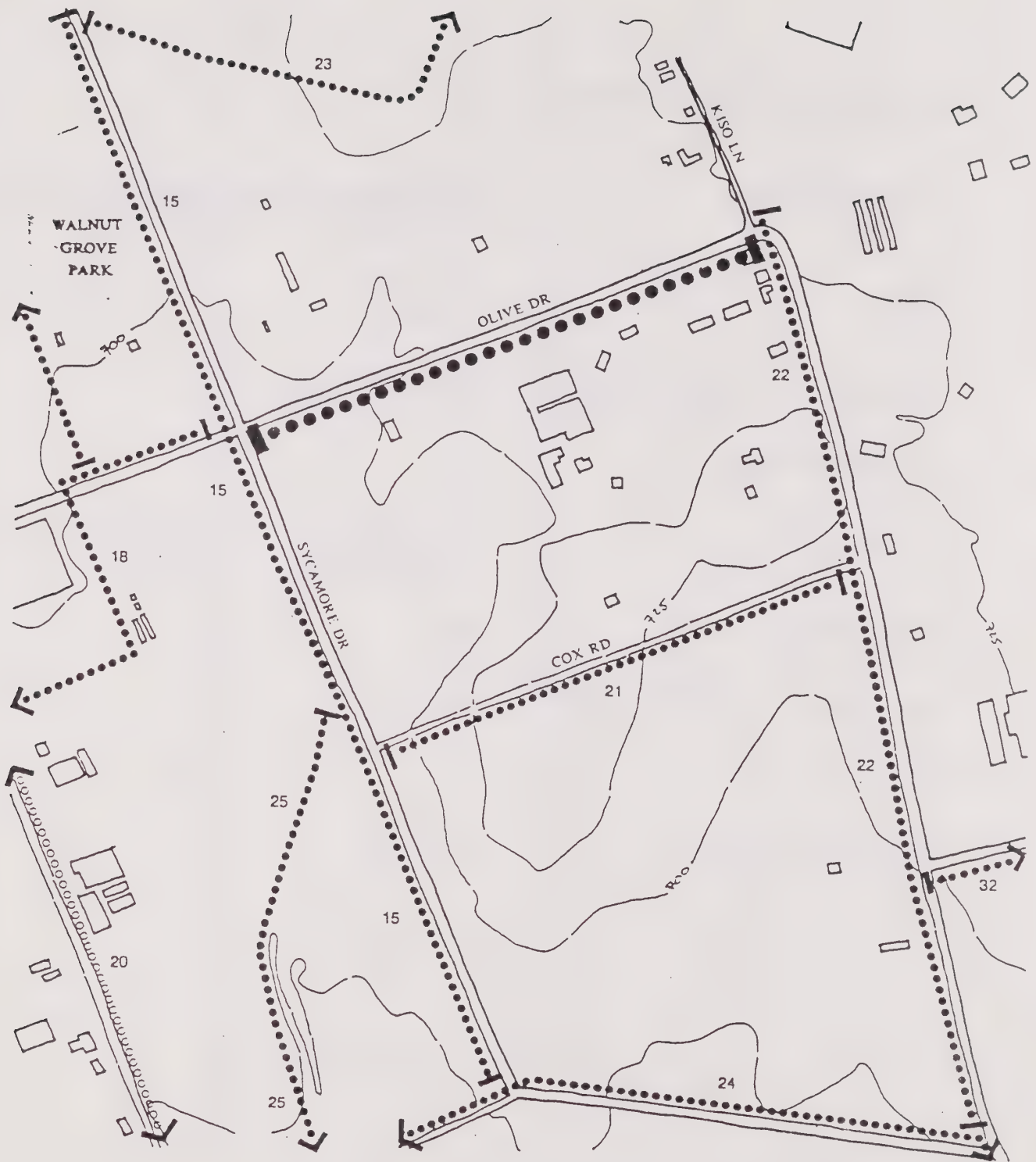
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 19

<i>Location/Siting Criteria:</i>	This segment connects east from Walnut Grove Park (C2) along the southern edge of Olive Drive as it heads to Mulberry Drive and terminates at this intersection.
<i>Length:</i>	2,200 L.F. 0.4 Miles
<i>Existing Context:</i>	Rural residential
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A route along Olive Drive and Mulberry Drive, involving residential development.
<i>Shared Use Needs:</i>	Road right of way
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$78,100





# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 19

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 20

<i>Location/Siting Criteria:</i>	Running adjacent to and on the east side of Twin Oaks Valley Road connecting segments 10 and 25.
<i>Length:</i>	4,500 L.F. 0.9 Miles
<i>Existing Context:</i>	Agricultural/Partially developed
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	Follows alongside Twin Oaks Valley Road. No significant impact.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$132,800



## SAN MARCOS TRAILS SEGMENT NO. 21

<i>Location/Siting Criteria:</i>	From the Mulberry Drive and Cox Road intersection, follows on the south side of Cox to meet Segment 25 at Sycamore Drive.
<i>Length:</i>	2,000 L.F. 0.4 Miles
<i>Existing Context:</i>	Rural residential
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A short segment along Cox Road in rural residential development and passes along a drainage channel.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$71,000





# CITY OF SAN MARCOS TRAILS MASTER PLAN

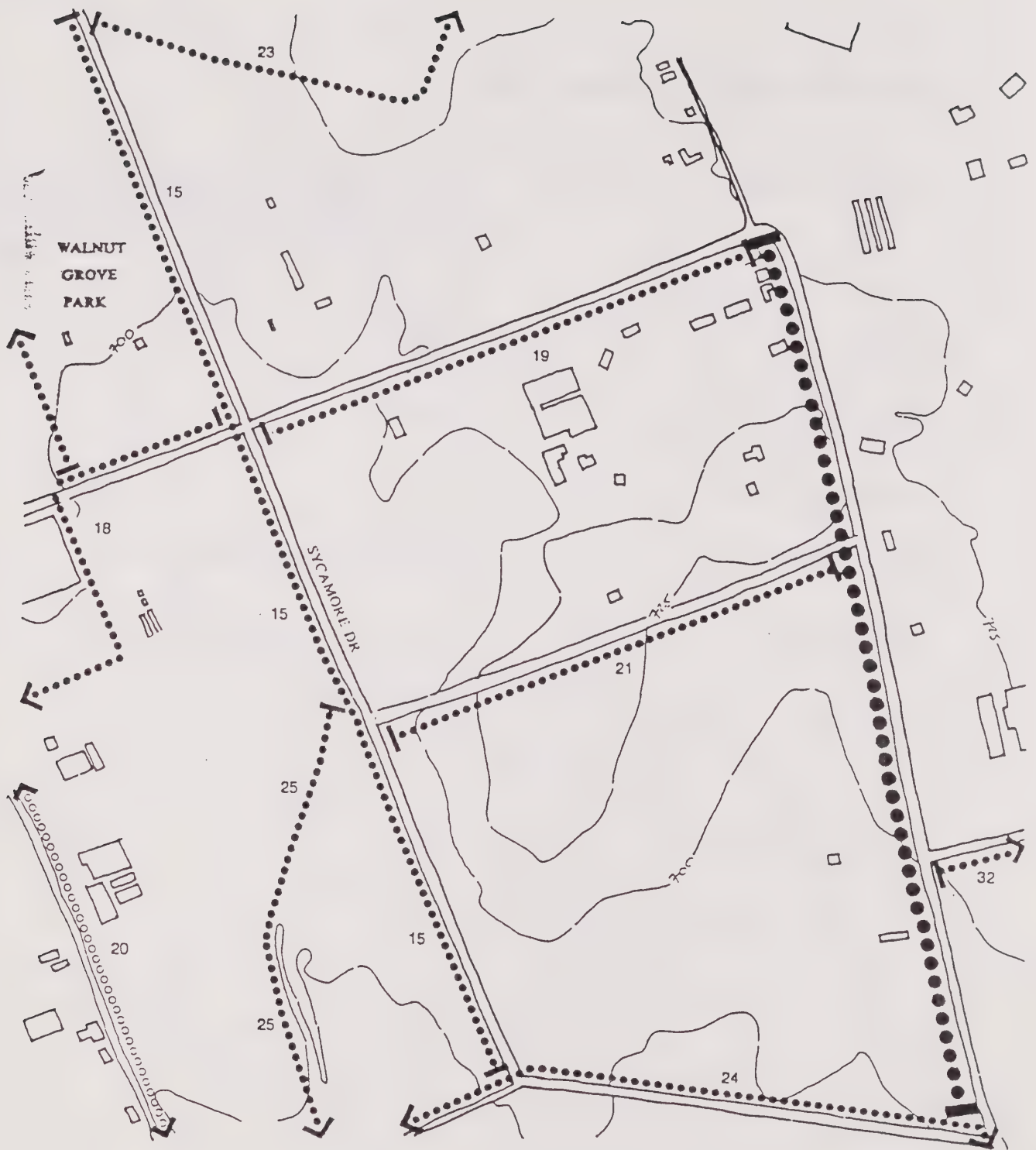
SEGMENT NO.: 21

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 22

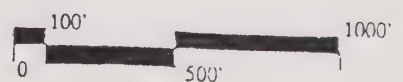
<i>Location/Siting Criteria:</i>	This segment begins at the intersection of Olive Drive and Mulberry Drive and travels south along the western edge of Mulberry Drive. After crossing Cox Road this segment terminates at La Cienega Road (Segment 24).
<i>Length:</i>	3,600 L.F. 0.7 Miles
<i>Existing Context:</i>	Rural residential, abandoned dairy farm grazing land.
<i>Archaeological Review:</i>	N/A
<i>Biological Review</i>	A minor link in rural residential areas involving disturbed areas.
<i>Shared Use Needs:</i>	Road right of way.
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$127,800



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 22

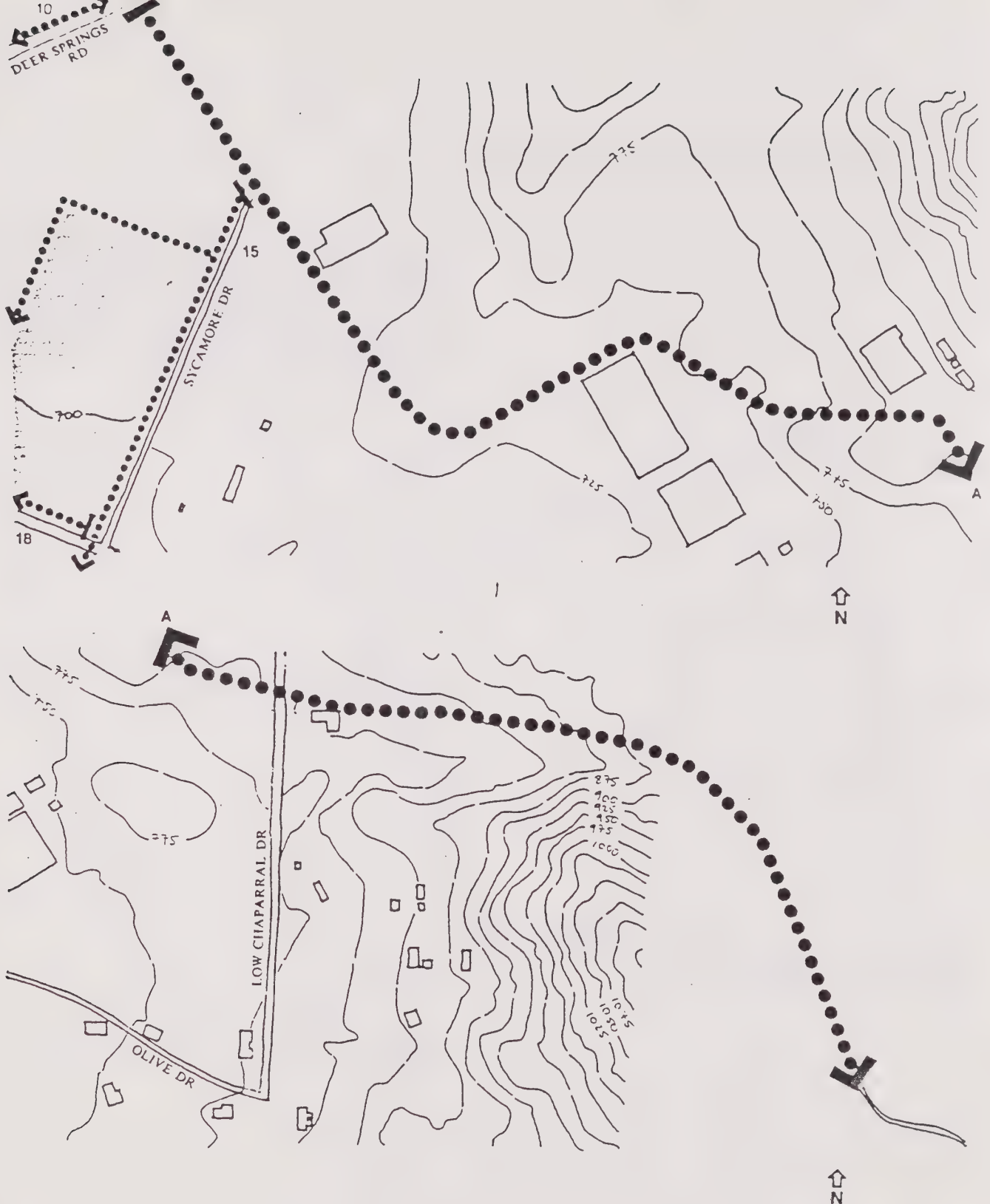
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 23

<i>Location/Siting Criteria:</i>	From Deer Springs Road close to Walnut Grove Park this segment travels in a southeasterly direction links with segment number 15 and continues southeasterly to effect a potential connection with the trails system in Escondido.
<i>Length:</i>	8,000 L.F. 1.5 Miles
<i>Existing Context:</i>	Agricultural
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	Follows existing agricultural dirt roads.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$284,000

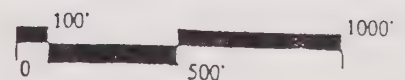




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 23

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 24

*Location/Siting Criteria:*

From where segment number 25 meets La Cienega this segment travels southeast on the north side of La Cienega, continues south on the east side of Mulberry Drive past the San Marcos Cemetery along Rose Ranch Road, crosses Rose Ranch Road to the southside of the road at the northwest corner of the Teledyne Property and concludes just north of Gina Lane.

*Length:*

9,400 L.F.  
1.8 Miles

*Existing Context:*

Rural residential, agricultural

*Archaeological Review:*

N/A

*Biological Review:*

A trail along the east side of Rose Ranch Road, passing through rural and agricultural areas.

*Shared Use Needs:*

N/A

*Corridor Type:*

Multiuse Trail

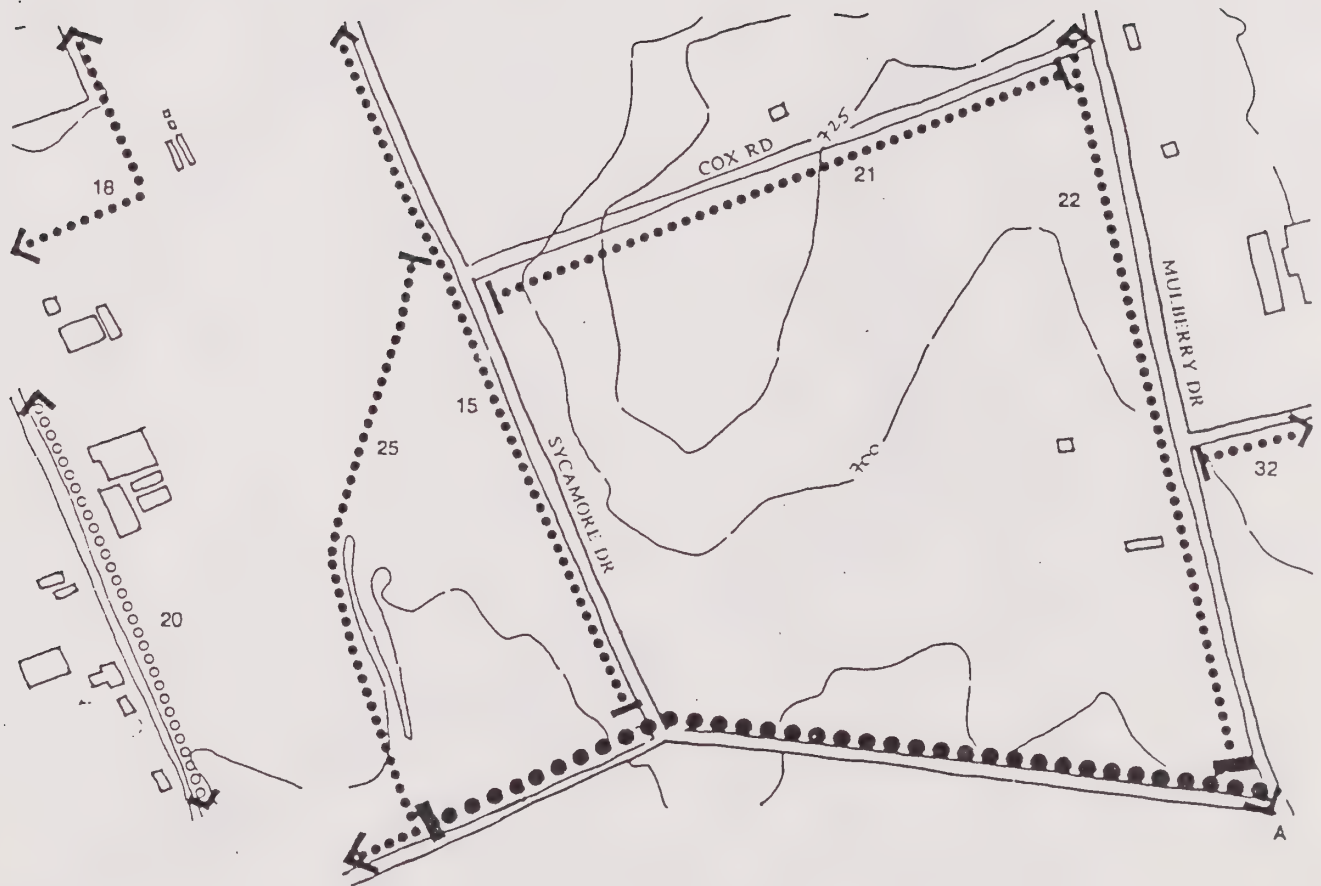
*A.P.N.:*

*Improvement Cost Estimates:*

\$333,700

*Notes:*

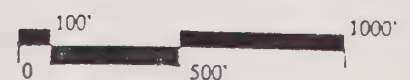
This trail will just touch the edge of the planned community of Rose Ranch.

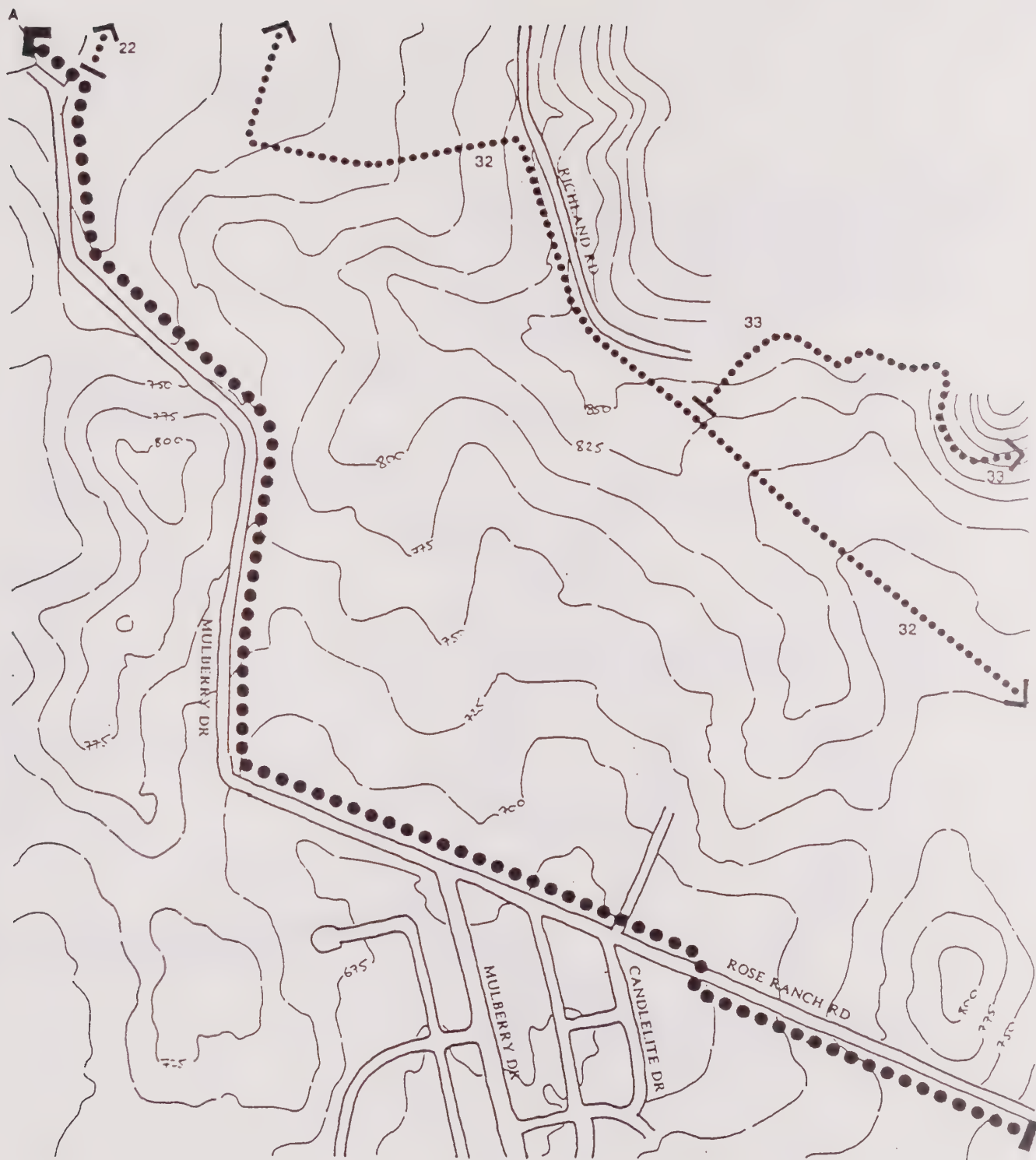


# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 24 (1 of 2)

WALLACE ROBERTS & TODD  
1991





# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 24 (2 of 2)

WALLACE ROBERTS & TODD  
1991







## SAN MARCOS TRAILS SEGMENT NO. 25

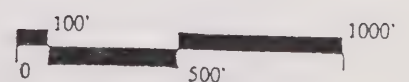
<i>Location/Siting Criteria:</i>	From the intersection of Cox and Sycamore traversing southwesterly towards the intersection of Twin Oaks Valley Road and La Cienega. Crosses La Cienega and runs south parallel to Twin Oaks Valley Road through the Brock development. Crosses Woodman and then runs along the creek to the east of commercial development. Terminates at Borden Road.
<i>Length:</i>	8,400 L.F. 1.6 Miles
<i>Existing Context:</i>	This segment primarily parallels the northern branch of San Marcos Creek along Twin Oaks Valley Road. As such it runs alongside and potentially through riparian areas. Much of the linkage falls within the Brock development. This area is at present under field/pasture but will be developed as a golf course residential community.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	Twin Oaks Valley Trail, along the east side of Twin Oaks Valley Road. This habitat is degraded wetland due to the overgrazing of the area by livestock. The area, without grazing would regenerate to an excellent alkaline marsh wetland. The trail location should be adjacent to the road so that the wetland is not further degraded and a fence should be placed east of the trail to prevent intrusion into the wetland by pedestrians and horses. Measure 2,3.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$298,200

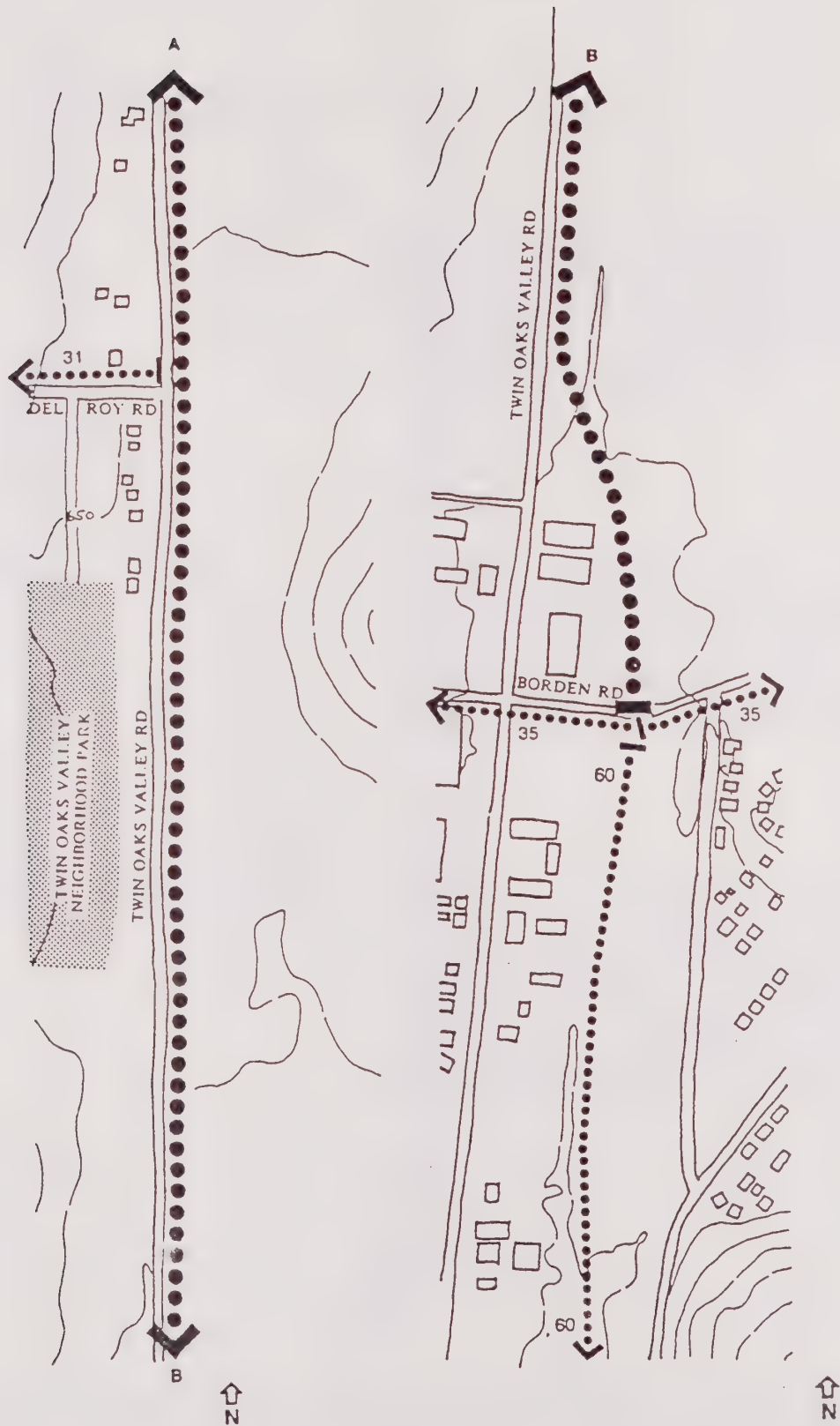


# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 25 (1 of 2)

WALLACE ROBERTS & TODD  
1991

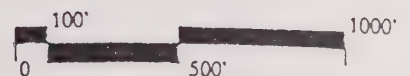




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 25 (2 of 2)

WALLACE ROBERTS & TODD  
1991







## SAN MARCOS TRAILS SEGMENT NO. 26

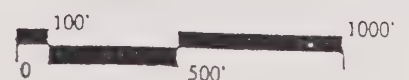
<i>Location/Siting Criteria:</i>	This segment commences at an intersection with Segment 36 and proceeds eastward to intersect with Segment 17 at Robin Hood Road and then proceeds southeasterly along the Dixon-Pechstein Aqueduct and ends where the aqueduct goes below grade, linking with segment number 27.
<i>Length:</i>	7,600 L.F. 1.4 Miles
<i>Existing Context:</i>	Primarily along the service access road for the aqueduct, otherwise in open space areas
<i>Archaeological Review:</i>	
<i>Biological Review:</i>	Along existing service access roads and dirt roads.
<i>Shared Use Needs:</i>	Aqueduct maintenance vehicles
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$269,800
<i>Notes:</i>	For further information see the Joint Use Trails section of the Master Plan.



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 26

WALLACE ROBERTS & TODD  
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## SAN MARCOS TRAILS SEGMENT NO. 27

*Location/Siting Criteria:*

Starts from segment number 36 along Las Posas Road just south of an existing pond and future park site, travels east within an open space easement along the southern portion of the San Marcos Highlands development, along existing dirt roads, east on a ridge line and ends on the east side of a main foothill at the intersection of Del Roy and Twin Oaks Valley Road.

*Length:*

12,800  
2.4 Miles

*Existing Context:*

Trail passes through steep slopes and undisturbed chaparral and sage scrub vegetation. Most of the land is currently undeveloped.

*Archaeological Review:*

N/A

*Biological Review:*

A trail on existing dirt trails over the main hill west of Twin Oaks Valley, passing through undisturbed chaparral and sage scrub vegetation. The switchback will require disturbance of existing vegetation. The steepness of the trail in portions of this link will require special erosion control measures, perhaps even minor paving. Measure 2.

*Shared Use Needs:*

N/A

*Corridor Type:*

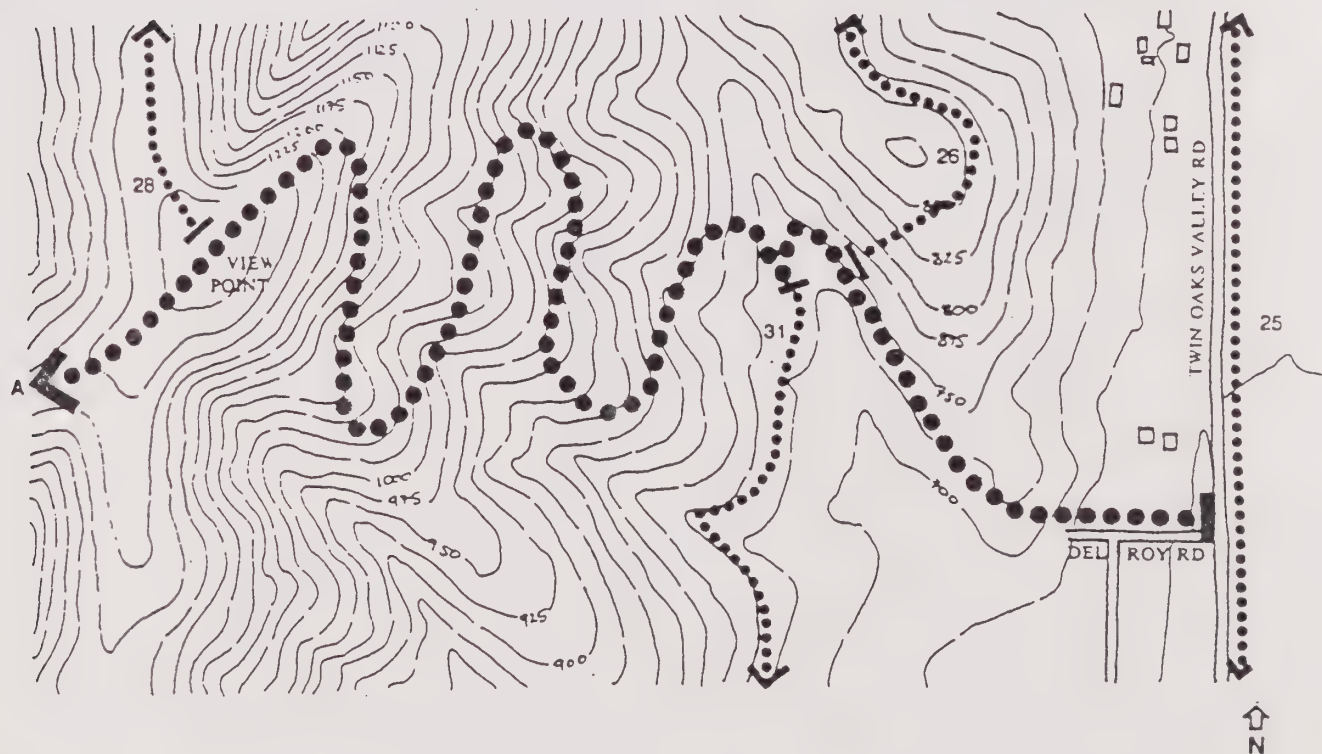
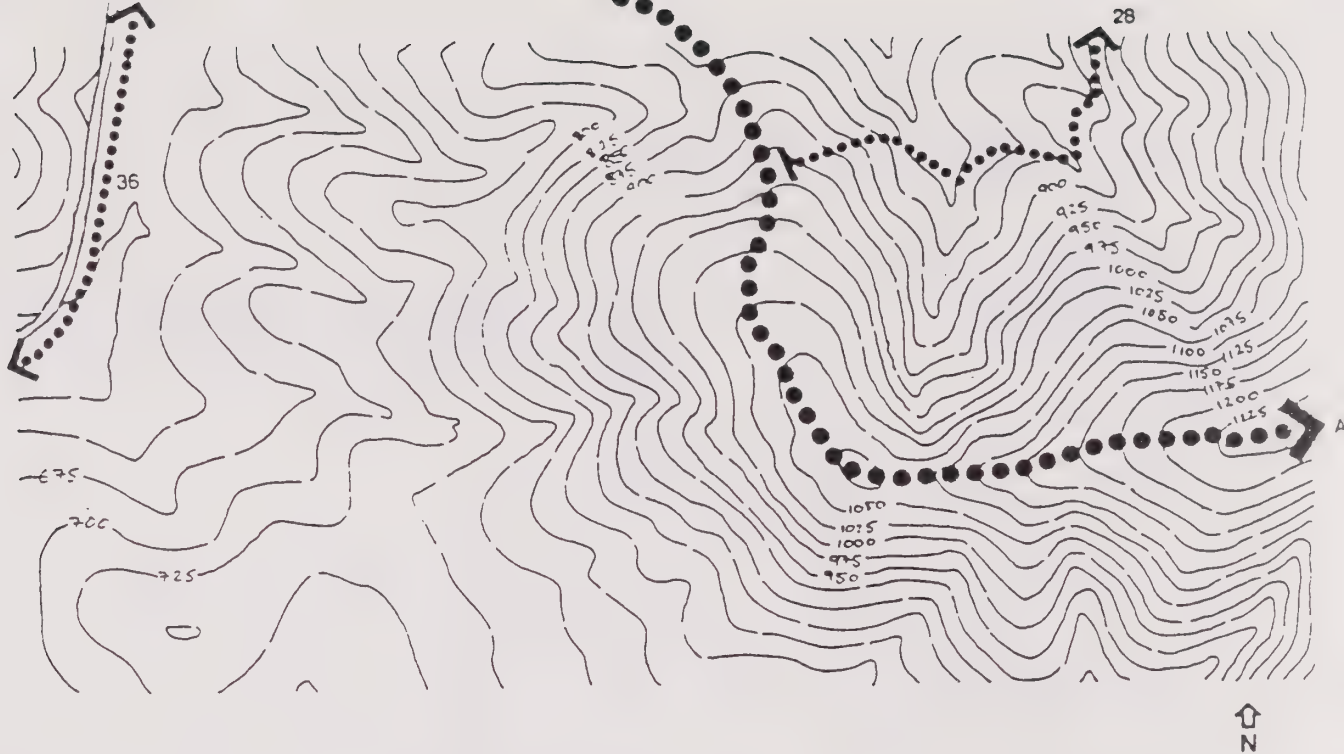
Multiuse Trail

*APN:*

*Improvement Cost Estimates:*

\$454,400

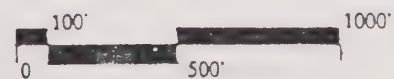




# CITY OF SAN MARCOS TRAILS MASTER PLAN

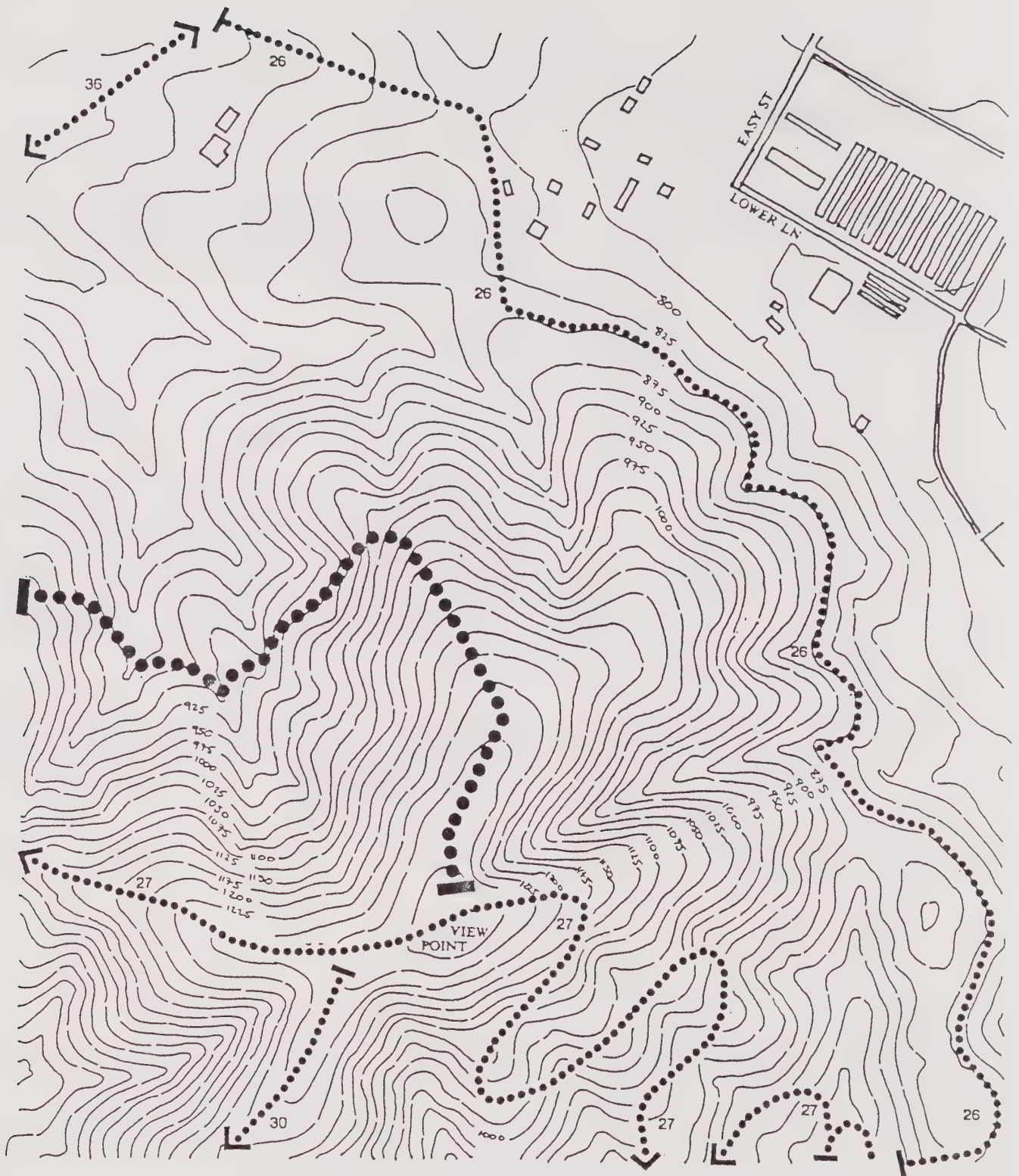
SEGMENT NO.: 27

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 28

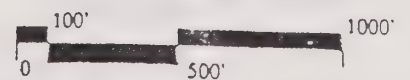
<i>Location/Siting Criteria:</i>	A short connector loop spinning off from segment number 27 at the apex of the foothill and travelling northwest along existing dirt roads and the ridgeline, turning south to again meet segment number 27.
<i>Length:</i>	3,800 L.F. 0.8 Miles
<i>Existing Context:</i>	Steep slopes, rocky outcrops and shrubland.
<i>Archaeological Review:</i>	
<i>Biological Review:</i>	A small connector and partial alternative route for segment 27. Measure 2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$134,900



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 28

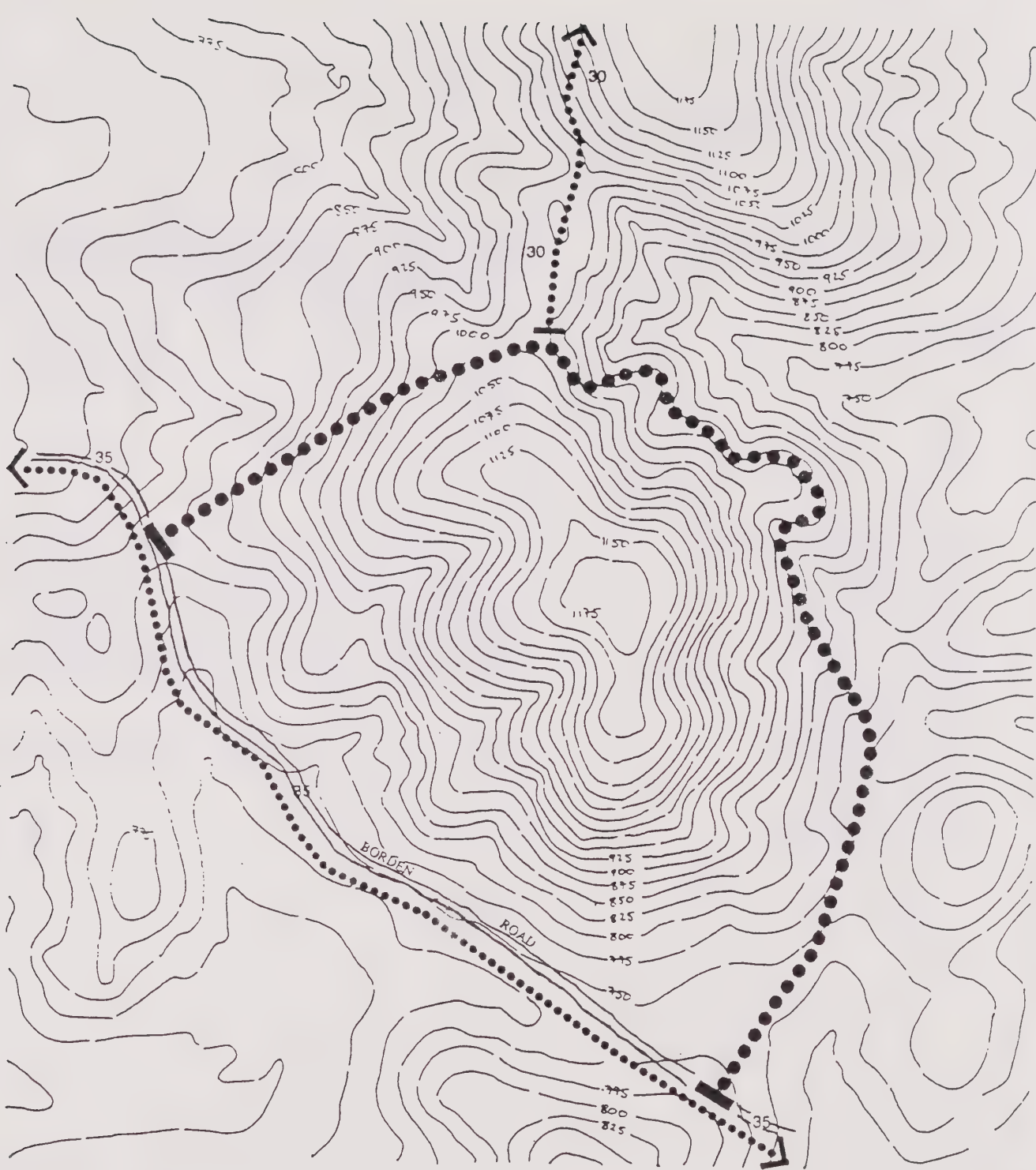
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 29

<i>Location/Siting Criteria:</i>	A short connector loop starting at segment number 35 and running through the foothills west of Twin Oaks Valley Road, this segment connects with segment number 30 and then returns to segment number 35.
<i>Length:</i>	5,900 L.F. 1.1 Miles
<i>Existing Context:</i>	Moderate and steep slopes, undeveloped and agricultural land.
<i>Archaeological Review:</i>	(W-4525/SDi-11715, W-4527/SDi-11717, W-4528/SDi-11718) Large prehistoric quarry area, well defined prehistoric quarry area, small lithic procurement area. The trail should utilize existing dirt roads to avoid impacts. Prior to implementation of this segment an archaeologist certified by the Society of Professional Archaeologists will field stake the site and, in conjunction with the City, determine appropriate construction an alignment.
<i>Biological Review:</i>	A short loop around an interesting hill north of the proposed Borden Road extension, behind Palomar College. This route involves agricultural groves and native chaparral and sage scrub vegetation. Measure 1,2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$209,500

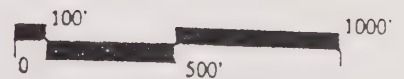




# CITY OF SAN MARCOS TRAILS MASTER PLAN

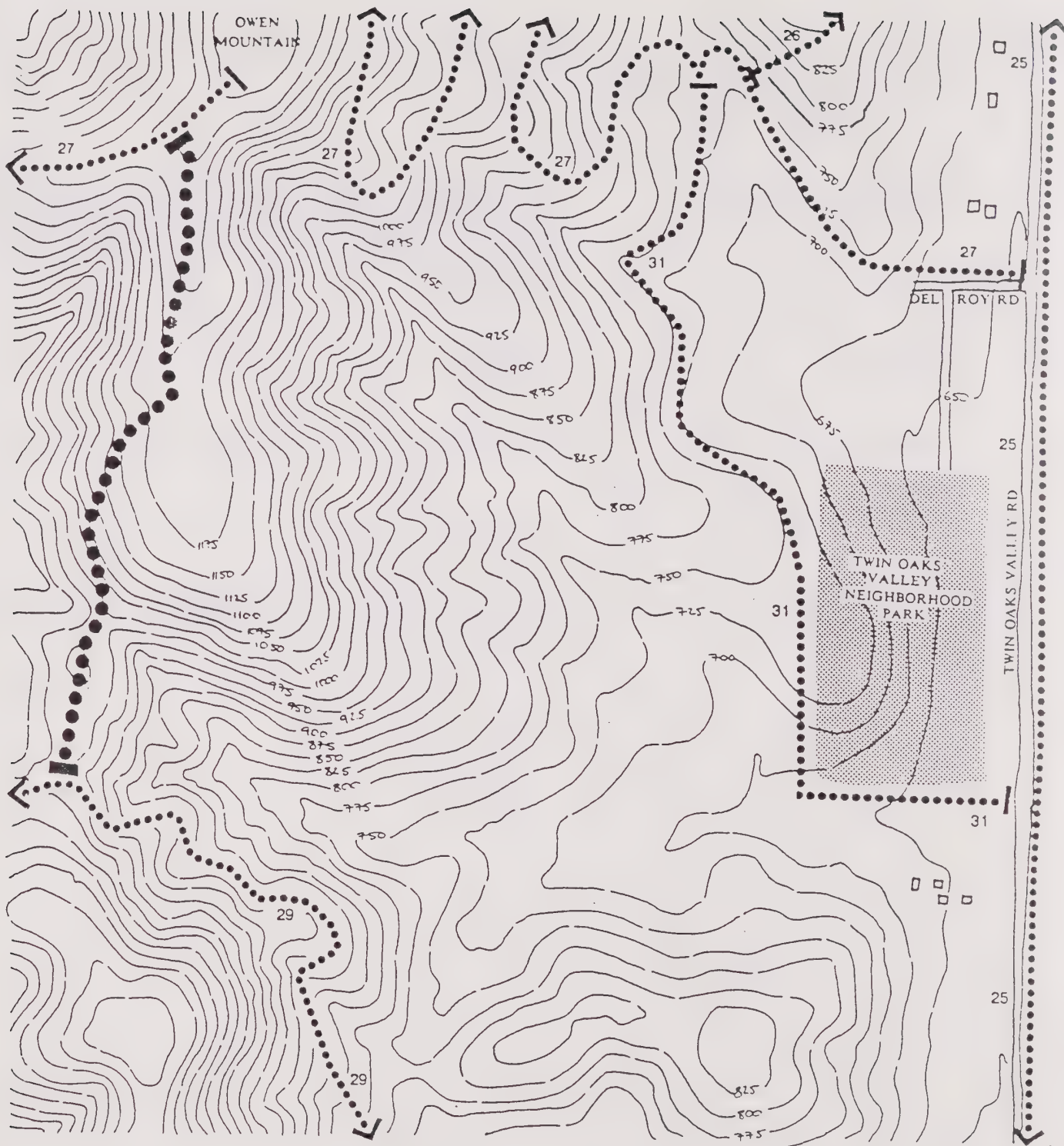
SEGMENT NO.: 29

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 30

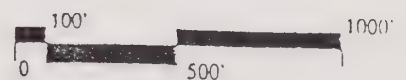
<i>Location/Siting Criteria:</i>	Starts at segment number 27 at the apex of the foothill west of Twin Oaks Valley Road, follows the crest of the foothill south along an existing dirt road which parallels Twin Oaks Valley Road until it intersects segment number 29.
<i>Length:</i>	2,800 L.F. 0.5 Miles
<i>Existing Context:</i>	Steep slopes and chaparral
<i>Archaeological Review:</i>	(W-4527/SDi-11717) Well defined prehistoric quarry area. This trail should utilize existing dirt roads to avoid impacts. If this is not possible, prior to implementation of this segment an archaeologist certified by the Society of Professional Archaeologists will field stake the site and, in conjunction with the City, determine appropriate construction, and alignment.
<i>Biological Review:</i>	A short trail link around the crest of the hill west of Twin Oaks Valley. This link passes through chaparral. Measure 2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$99,400



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 30

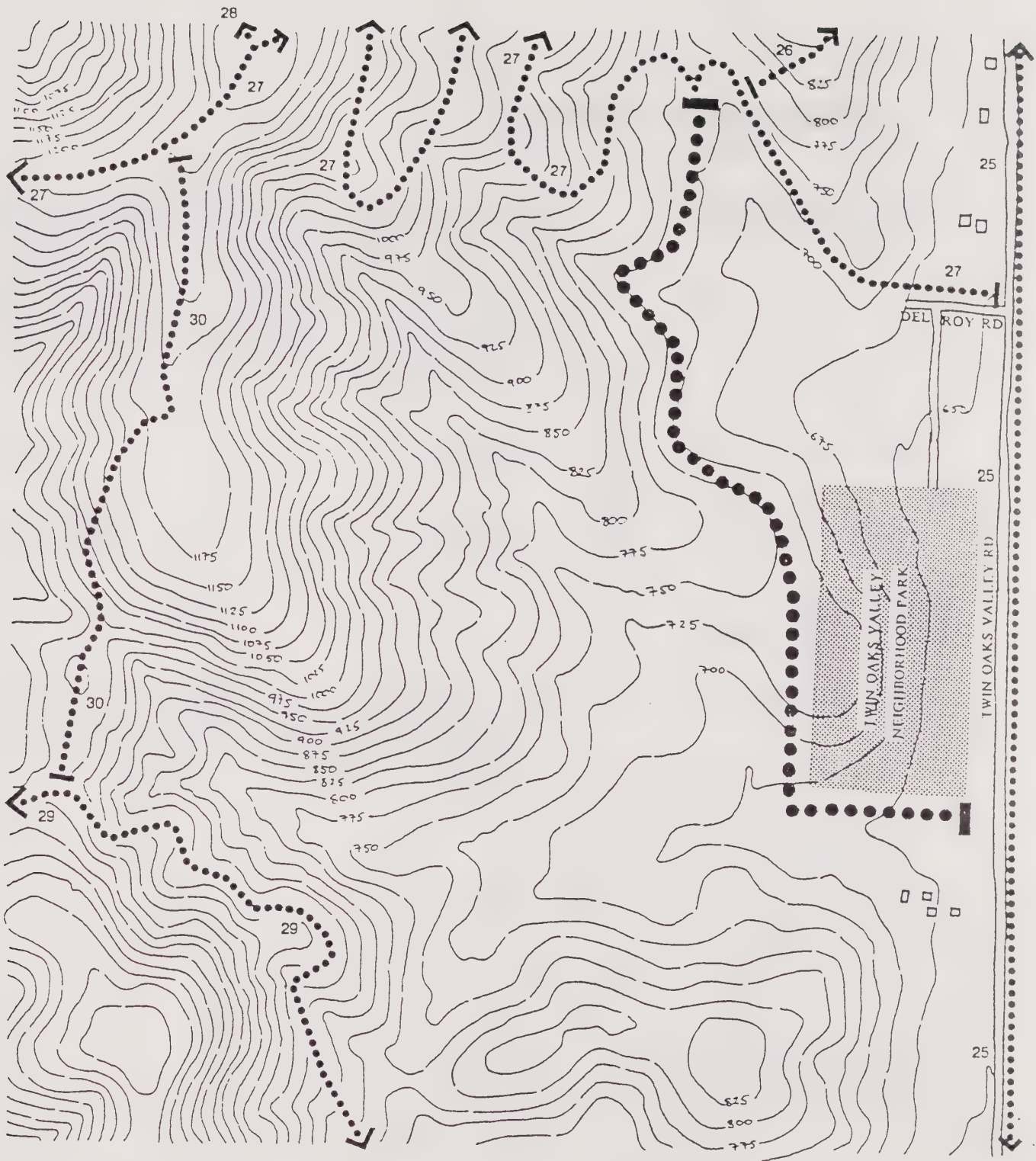
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 31

<i>Location/Siting Criteria:</i>	This segment shoots off from a switchback of segment number 27, south along the lower slope of the foothill , southeast through a future park site Twin Oaks Valley Neighborhood Park (N2) and eventually links up with the Twin Oaks Valley Road trail segment number 25.
<i>Length:</i>	2,600 L.F. 0.5 Miles
<i>Existing Context:</i>	Moderate to steep slopes within chaparral and disturbed grassland.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	An eastern trailhead and link to the trail system on the hill west of Twin Oaks Valley. The Trail passes through disturbed grassland and chaparral. The area is currently being planned for development. Measure 2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$92,300

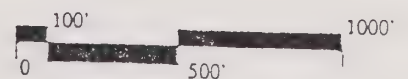




# CITY OF SAN MARCOS TRAILS MASTER PLAN

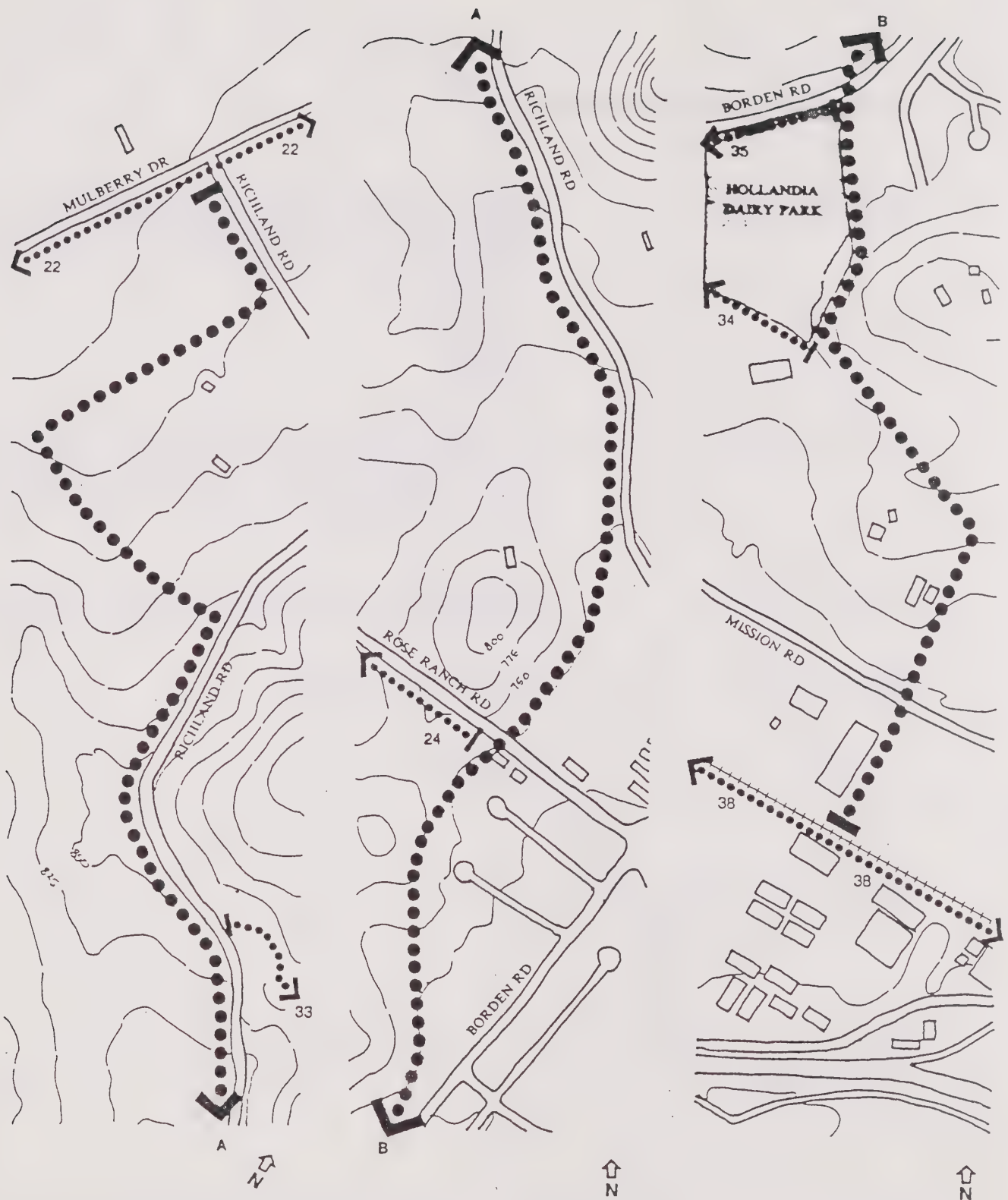
SEGMENT NO.: 31

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 32

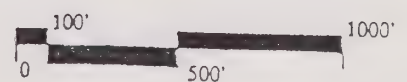
<i>Location/Siting Criteria:</i>	Begins at the intersection of Richland Road and Mulberry Drive travels east on the south side of Richland to Stevens Court, east on the south side of Tres Rancho Lane where it links back up with Richland Road, continues through the Rose Ranch Development and Teledyne property, south through the Hollandia Development, along the east edge of a future park, crosses Mission Road and then proceeds south through the Hollandia Dairy Contractors storage yard ending at the A.T. & S.F. Railroad right of way.
<i>Length:</i>	11,600 L.F. 2.2 Miles
<i>Existing Context:</i>	Rural Residential, horticultural and agricultural, road side native shrubland.
<i>Archaeological Review:</i>	
<i>Biological Review:</i>	Richland Road route, passing through rural residential, horticultural and agricultural areas and, near the central portion, native shrublands along the road and rural residential at the southern end at Mission Road. Measure 2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$411,800



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 32

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 33

<i>Location/Siting Criteria:</i>	Begins at the intersection of Richland Road and the Dixon-Pechstein Aqueduct, linking with segment number 32, and heads due east along a dirt service road which provides an opportunity to link with the Escondido Regional Trail System.
<i>Length:</i>	6,000 L.F. 1.1 Miles
<i>Archaeological Review:</i>	(W-1511/SDi-5355, W-1582/SDi-5366) Lithic scatter, Rock and brush shelter, no artifacts. These sites are not expected to be impacted by implementation of the trail system and probably will not benefit from marking due to distance from the proposed trail or relative insignificance.
<i>Biological Review:</i>	A route along the Dixon-Pechstein Aqueduct which joins with the Escondido City Limits. Vegetation along the route is shrublands.
<i>Shared Use Needs:</i>	Aqueduct service vehicles
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$213,000

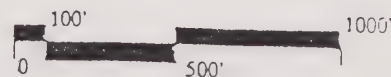




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 33

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 34

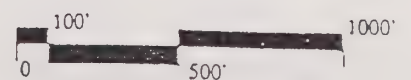
<i>Location/Siting Criteria:</i>	A short trail segment that connects with segment 35 and segment 32. It begins on the south side of Borden Road and runs a short distance along the east side of Mulberry Drive then heads due east through the Hollandia development, connecting with segment number 32.
<i>Length:</i>	3,000 L.F. 0.6 Miles
<i>Existing Context:</i>	Rural residential
<i>Archaeological Review:</i>	(W-2767/SDi-749) Camp site, this is a site that has been found to be destroyed by development projects.
<i>Biological Review:</i>	A short connector link running through disturbed grasslands in rural residential area south of Borden Road.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$106,500



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 34

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 35

<i>Location/Siting Criteria:</i>	Starting at the intersection of Borden Road and Las Posas Road, this segment runs along the south side of Borden Road past the northern edge of Paloma Neighborhood Park (N3) and through the planned community of Lomas Verdes. It continues on the south side crossing Twin Oaks Valley Road, ending at Hollandia Dairy Park (N4).
<i>Length:</i>	15,200 L.F. 2.9 Miles
<i>Existing Context:</i>	Undeveloped land with existing dirt roads and trails, moderate slopes, residential.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A route along the south side of the new section of Borden Road. The environmental damage of Borden Road far outweighs any adverse trail impacts. Measure 2.
<i>Shared Use Needs:</i>	Road right of way.
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$539,600

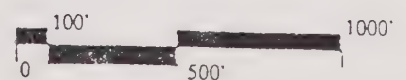




# CITY OF SAN MARCOS TRAILS MASTER PLAN

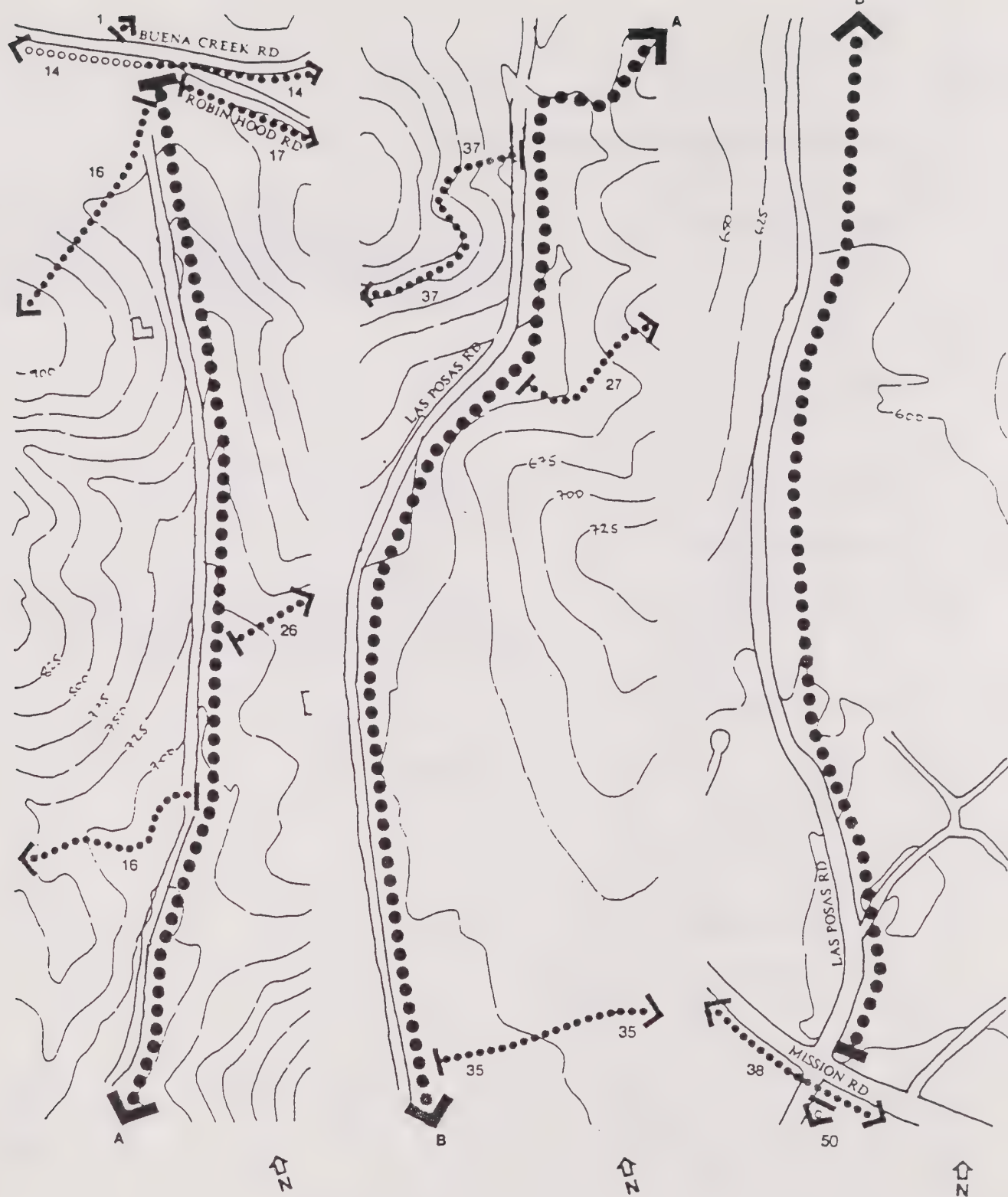
SEGMENT NO.: 35

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 36

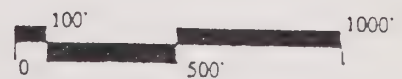
<i>Location/Siting Criteria:</i>	From the intersection of Mission Road and Las Posas Road this segment follows northward on the east side of Las Posas through the planned communities of Palomar Heights and San Marcos Highlands to the intersection of Buena Creek Road and Robin Hood Road.
<i>Length:</i>	14,400 L.F. 2.7 Miles
<i>Existing Context:</i>	Existing dirt roads and drainage channel.
<i>Archaeological Review:</i>	(W-4039, W-4040) Historic rock-lined well, historic structure.
<i>Biological Review:</i>	A route along the Las Posas Road drainage and the associated open field habitat and adjacent, riparian woodlands. Exact location of the trail will determine impacts to riparian resources. The route north of Mission Road will be rather urban in its aspect due to development in the area. Measure 2,3.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$511,200
<i>Notes:</i>	A portion of this trail has already been implemented within the Paloma Development which does not conform to the standards established within this Master Plan. The remainder of the segment should be improved to the full standard.



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 36

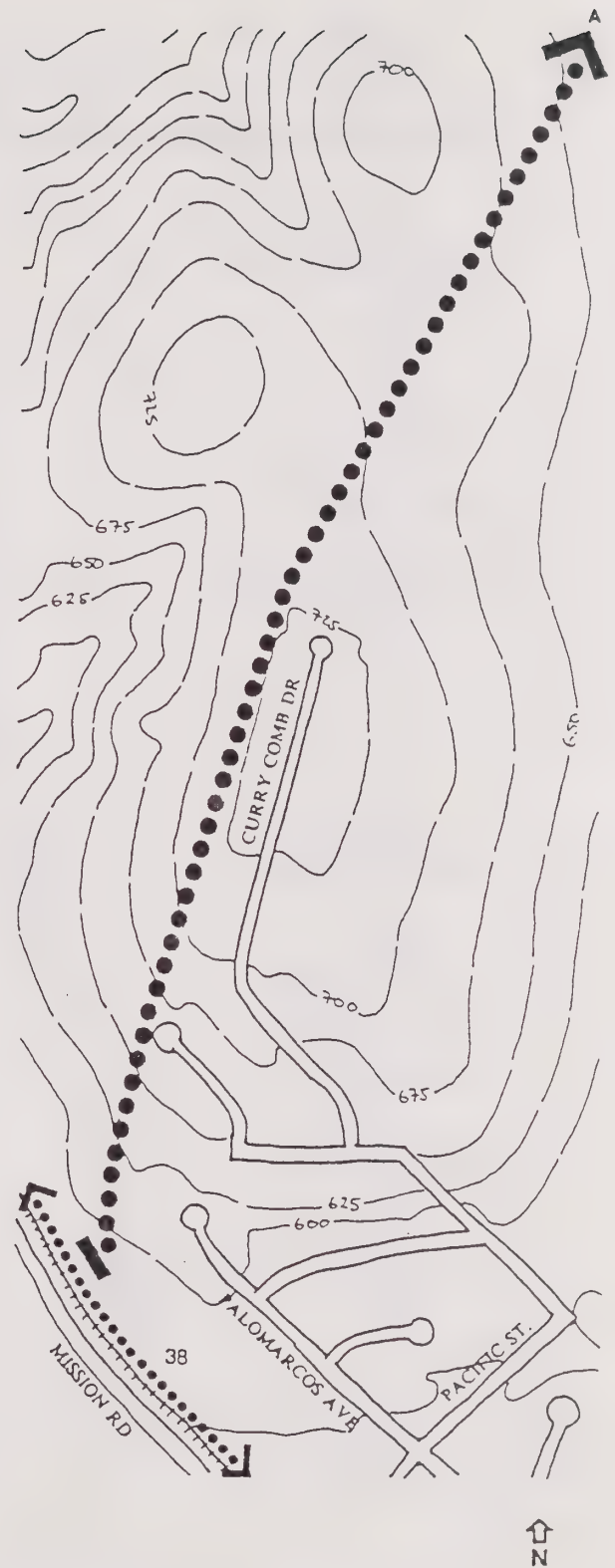
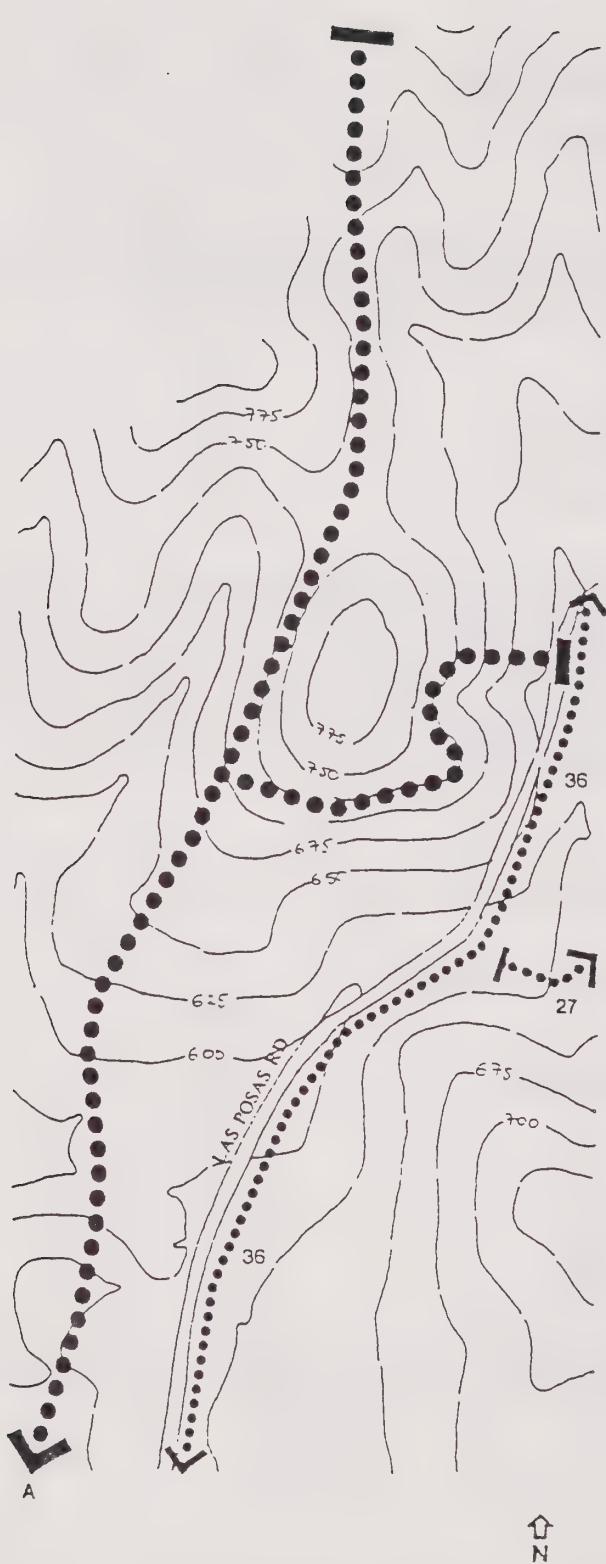
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 37

<i>Location/Siting Criteria:</i>	This segment begins at Mission Road just west of the intersection with Rancho Santa Fe Road and heads north on the east side of an existing drainage corridor through the second San Diego Aqueduct easement within the Murai property and planned community development and Agua Hediondia Community Park (C-3).
<i>Length:</i>	8,300 L.F. 1.6 Miles
<i>Existing Context:</i>	Existing dirt roads, minor drainage corridor.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A link from Mission/Rancho Santa Fe to the Las Posas Road trails, this route passes up a minor drainage corridor. Measure 2,3.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$294,700

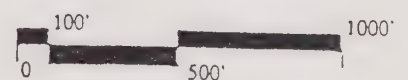




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 37

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 38

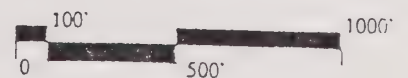
<i>Location/Siting Criteria:</i>	This link spans the entire city of San Marcos along the A.T. & S.F. railroad track from the eastern edge of Vista to the western edge of Escondido in the east.
<i>Length:</i>	27,200 L.F. 5.2 Miles
<i>Existing Context:</i>	Railroad corridor.
<i>Archaeological Review:</i>	(W-1573/SDi-5633) Bedrock milling feature. This site consists of several bedrock milling features. The trail should stick to the shoulder of the road at this point to avoid impacting the site. Prior to implementation of this segment an archaeologist certified by the Society of Professional Archaeologists will field stake the site and, in conjunction with the City, determine appropriate construction and alignment.
<i>Biological Review:</i>	This trans-city link along the railroad track connects to a possible system to the west in Vista or the county.
<i>Shared Use Needs:</i>	A.T. & S.F. Railroad
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$965,600
<i>Notes:</i>	The potential future use of the railroad corridor by commuter rail trains will necessitate careful special safety design features.



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 38 (1 of 2)

WALLACE ROBERTS & TODD  
1991

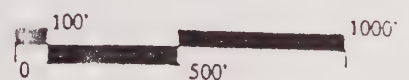




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 38 (2 of 2)

WALLACE ROBERTS & TODD  
1991







## SAN MARCOS TRAILS SEGMENT NO. 39

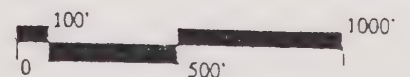
<i>Location/Siting Criteria:</i>	Begins at the division of Mission Road and the A.T. and S.F. railroad line. It follows on the north side of Santa Fe Avenue and will possibly link up with the City of Vista Trails System.
<i>Length:</i>	3,500 L.F. 0.7 Miles
<i>Existing Context:</i>	Low density residential, high traffic area.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	This link along the north side of South Santa Fe Avenue passes along a very heavy traffic area. No significant biological features occur along the route.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$103,300



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 39

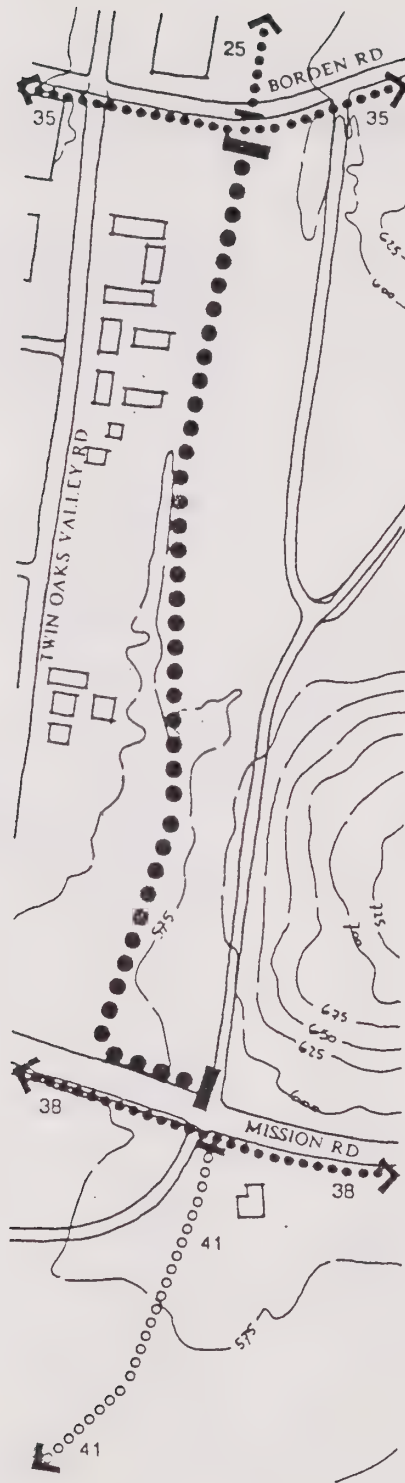
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 40

<i>Location/Siting Criteria:</i>	This segment is a connection link, running north-south behind the commercial area adjacent to the post office. This is a continuation of the Twin Oaks Valley Road Trail that connects segment number 35 with segment number 38.
<i>Length:</i>	3,500 L.F. 0.7 Miles
<i>Existing Context:</i>	Open field, wetland, commercial/retail.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A continuation of the Twin Oaks Valley trail, running behind the commercial area across from the Post Office. This area has sensitive wetlands, so the placement of this trail relative to that feature will determine the magnitude of the impact. Measure 2,3.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$124,300

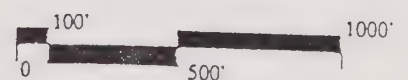




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 40

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 41

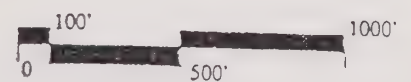
<i>Location/Siting Criteria:</i>	This segment connects with segment 40 to the north, running southwest through the Heart of the City near San Marcos Creek. The trail then runs north-south on the east side of Twin Oaks Valley Road, crosses at a perpendicular to San Marcos Creek and then crosses Rancheros Road and over Route 78, eventually intersecting with segment numbers 43 and 55 at Barham Drive.
<i>Length:</i>	3,900 L.F. 0.7 miles
<i>Existing Context:</i>	Trail segment close to San Marcos Creek
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A route through the riparian woodland of San Marcos Creek upstream of the Twin Oaks Valley Road crossing. This is a very diverse wildlife use area which would be significantly altered by the presence of the trail and associated intrusion. Measures 2,3,4,5.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$115,100



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 41

WALLACE ROBERTS & TODD  
1991



42

## SAN MARCOS TRAILS SEGMENT NO. 42

<i>Location/Siting Criteria:</i>	A short connector link which follows the future rail alignment to the San Marcos State University Campus running in a north/south direction between segment numbers 38 and 43. It crosses a stream near segment number 38, heading south and then crosses Rancheros Drive, Route 78 and Carmel Street, continuing south it also crosses Enterprise Street and terminates at segment number 43 at Barham Drive.
<i>Length:</i>	2,600 L.F. 0.5 miles
<i>Existing Context:</i>	Undeveloped land near San Marcos Creek, commercial/retail.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A trail link, coordinated with the future rail link to the State University campus, which passes over wetland habitat of San Marcos Creek and across SR78.
<i>Shared Use Needs:</i>	Future light rail
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$76,700
<i>Notes:</i>	A connection may be made south from this link to connect with the San Marcos State University campus.

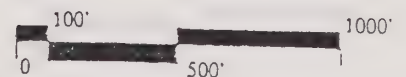




# CITY OF SAN MARCOS TRAILS MASTER PLAN

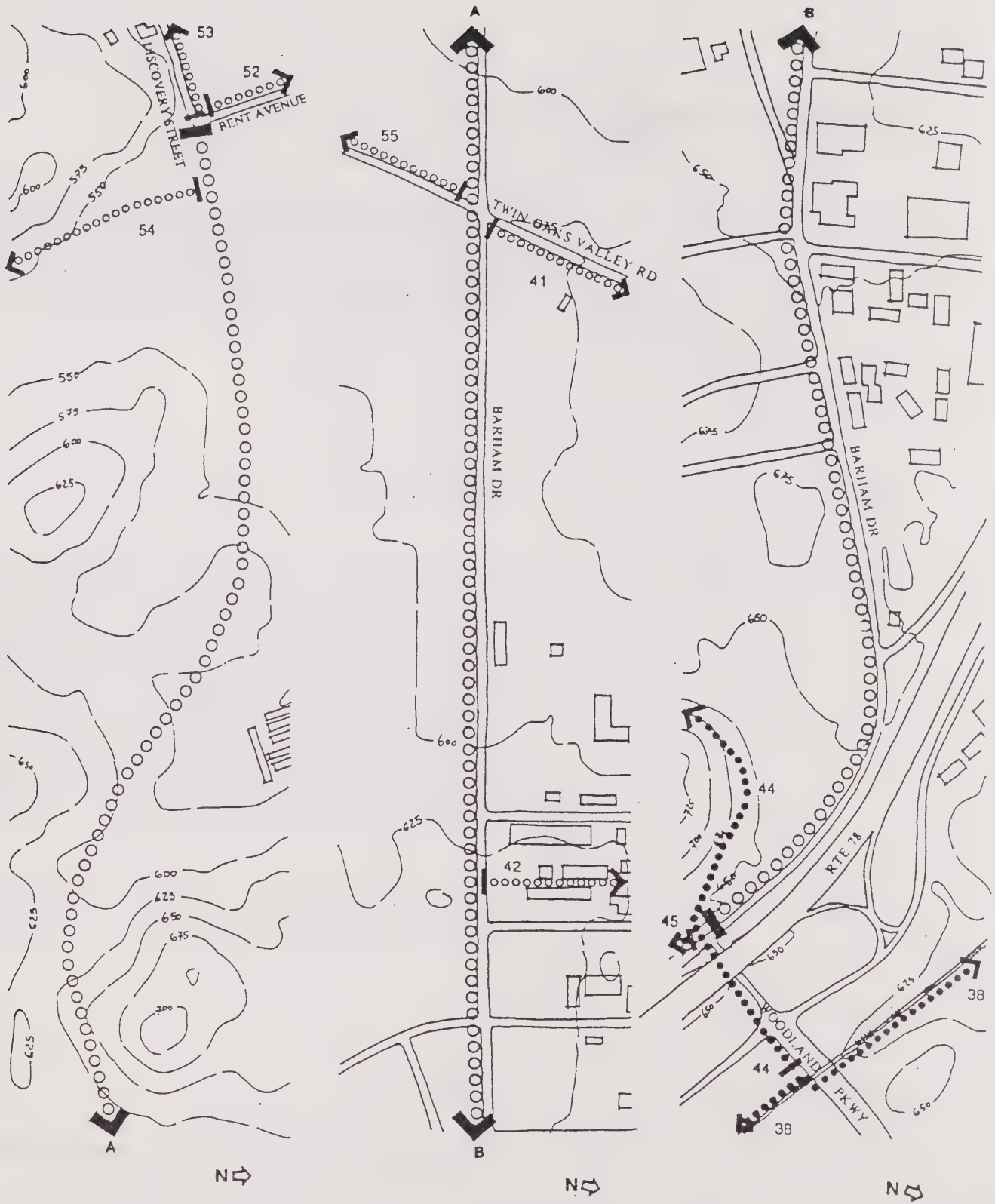
SEGMENT NO.: 42

WALLACE ROBERTS & TODD  
1991



SAN MARCOS TRAILS SEGMENT NO. 43

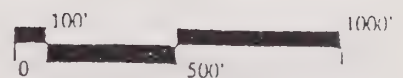
<i>Location/Siting Criteria:</i>	This segment commences at segment 53 east from Discovery Street, near the future Scripps Medical Facility site, continuing along the south side of the future extension of Barham Drive to Twin Oaks Valley Road and continues along the north edge of CSU terminating with the intersection of segment 44 at Walnut Hills II Development.
<i>Length:</i>	12,800 L.F. 2.4 Miles
<i>Existing Context:</i>	Undeveloped land, low density residential, commercial/retail.
<i>Archaeological Review:</i>	(W3847, W3848) Single-story frame house (1920's), house foundation (1920's). These are two historic frame houses, on Barham Drive and Las Posas Road, respectively. These two sites may be worthy of trailside historic markers, though further research is necessary.
<i>Biological Review:</i>	A link along Barham Drive passing through disturbed field habitat, but possibly involving <i>Brodiaea orcutti</i> habitat. Measures 2,3.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$377,600



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 43

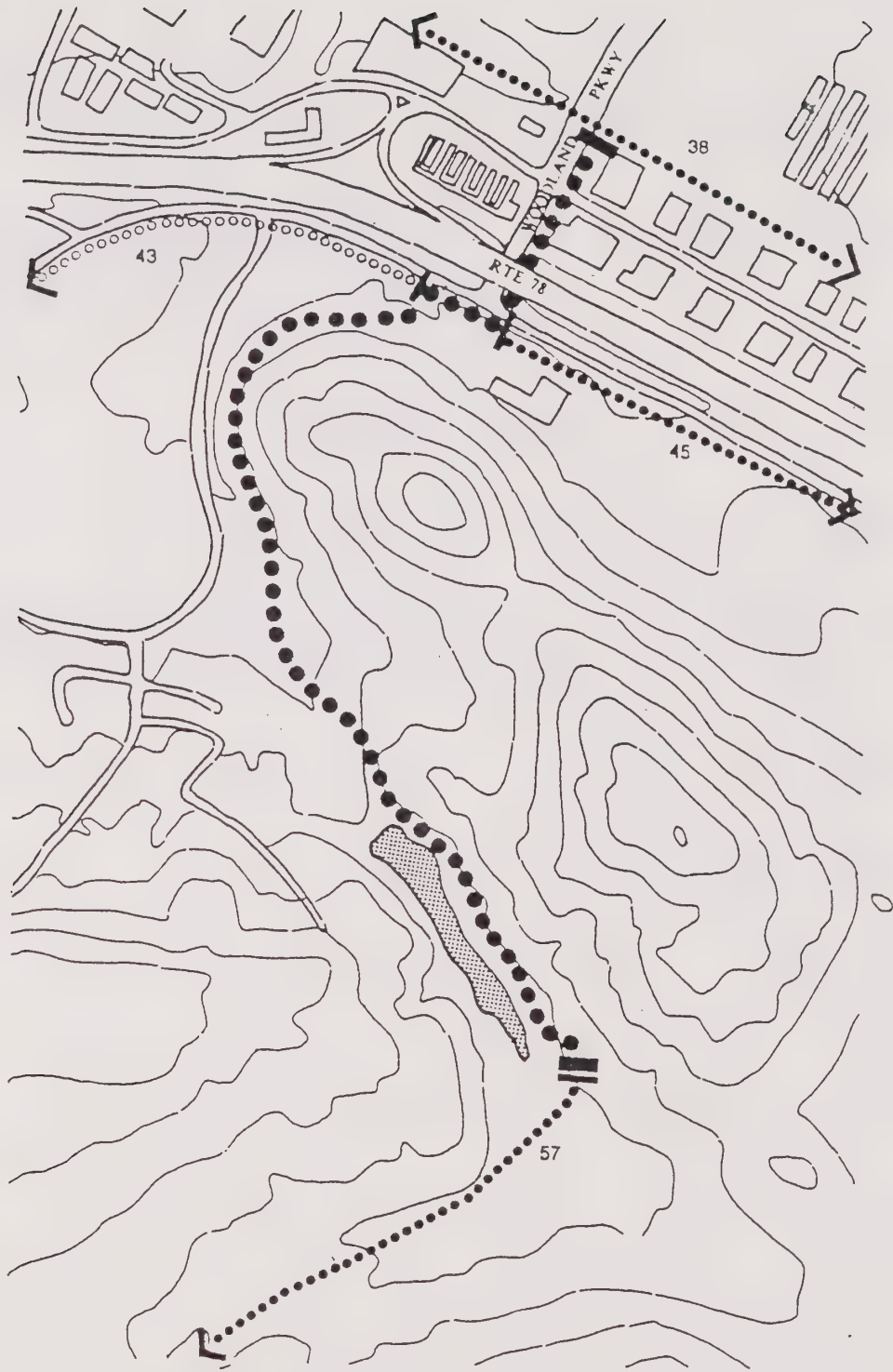
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 44

<i>Location/Siting Criteria:</i>	This segment commences north of 78 connecting with segment number 38 at the AT&SF railroad and follows south along Woodland Parkway under the freeway to bisect segment numbers 43 and 45. It then travels through the community of Walnut Hill II and passes the northeast edge of Jack's Pond, terminating at the southeast tip of Jack's pond where it meets segment 57.
<i>Length:</i>	4,200 L.F. 0.8 Miles
<i>Existing Context:</i>	Undeveloped land, some moderate to steep slopes northeast of Jack's Pond.
<i>Archaeological Review:</i>	(W-1130/SDi-4662, W-1164/SDi-4668,SDi-8378) Lithic scatter, Manzanita Community House. These lithic scatters may be in the path of the proposed trail, care should be taken to avoid these sites. Prior to implementation of this segment an archaeologist certified by the Society of Professional archaeologists will field stake the site and, in conjunction with the City, determine appropriate construction and alignment. This trail also passes near the location of the historic John Cuervo House, now used as the Manzanita Community House. The site consists of a frame house surrounded by period artifacts. A trail side historic marker may be appropriate here. Further research is necessary. The site is owned by the Manzanita Indian Reservation.
<i>Biological Review:</i>	This link is proposed through the Walnut Hills II approved development, running along the east side of the passive park area designated areas along Jack's Pond.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	Coordination may be required with the Manzanita Indian Reservation.
<i>Improvement Cost Estimates:</i>	\$149,100

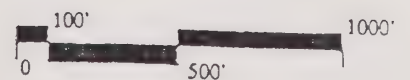




# CITY OF SAN MARCOS TRAILS MASTER PLAN

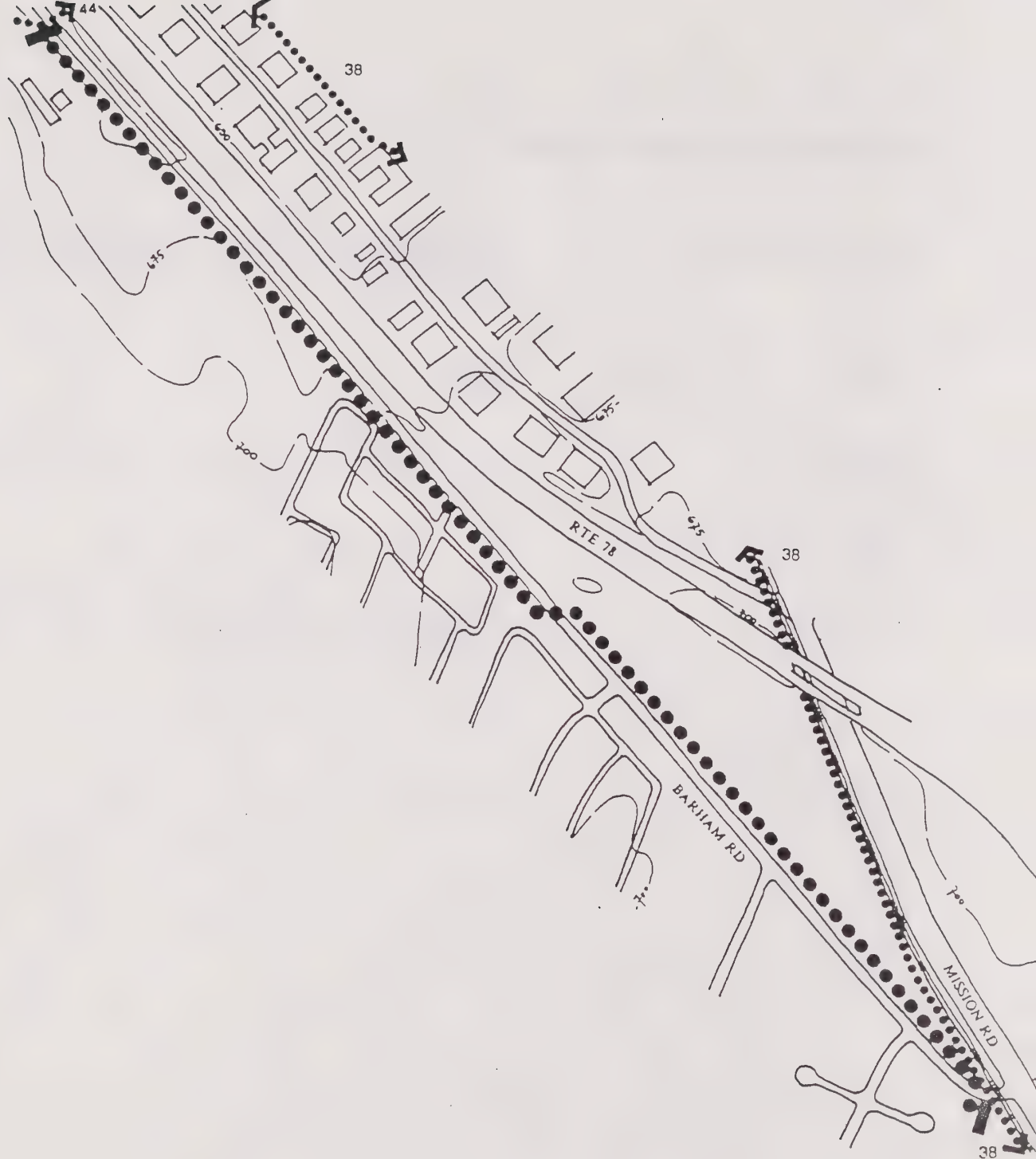
SEGMENT NO.: 44

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 45

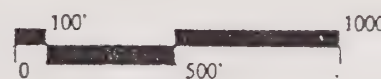
<i>Location/Siting Criteria:</i>	Segment number 45 commences at segment 44 following east along the south side of Barham Drive, crossing to the north side of Barham Drive at the Interstate 78 onramp. The trail connects with segment number 38 at Mission Avenue.
<i>Length:</i>	5,800 L.F. 1.1 Miles
<i>Existing Context:</i>	Residential and commercial/retail.
<i>Archaeological Review:</i>	(SDi-8386) Luiseno bedrock milling feature. This site is not expected to be impacted by implementation of the trail system and would probably not benefit from marking due to distance from the proposed trail or relative insignificance.
<i>Biological Review:</i>	A route along Barham Drive through totally disturbed habitat.
<i>Shared Use Needs:</i>	Road right of way.
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$205,900



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 45

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 46

<i>Location/Siting Criteria:</i>	A segment that heads from Vista city limits, crossing over Poinsettia Avenue and connecting with segment number 49 and 48 at Linda Vista Drive.
<i>Length:</i>	2,800 L.F. 0.5 Miles
<i>Existing Context:</i>	Undeveloped land, moderate slopes, existing dirt roads and trails.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A western connection link into Vista from the commercial and residential area along Linda Vista Drive. Habitat in undeveloped areas is largely annual grasslands.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$82,600

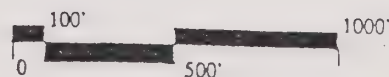




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 46

WALLACE ROBERTS & TODD  
1991



**SAN MARCOS TRAILS SEGMENT NO. 47**

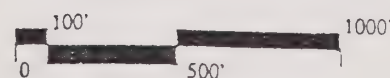
<i>Location/Siting Criteria:</i>	A short connector segment beginning at the intersection of segment number 46 at Poinsettia Avenue heading south and connecting with segment number 48 at Linda Vista Drive.
<i>Length:</i>	1,800 L.F. 0.3 Miles
<i>Existing Context:</i>	Agricultural and rural residential.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A short connector at the Vista City Limits in agricultural and open field habitats.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$53,100



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 47

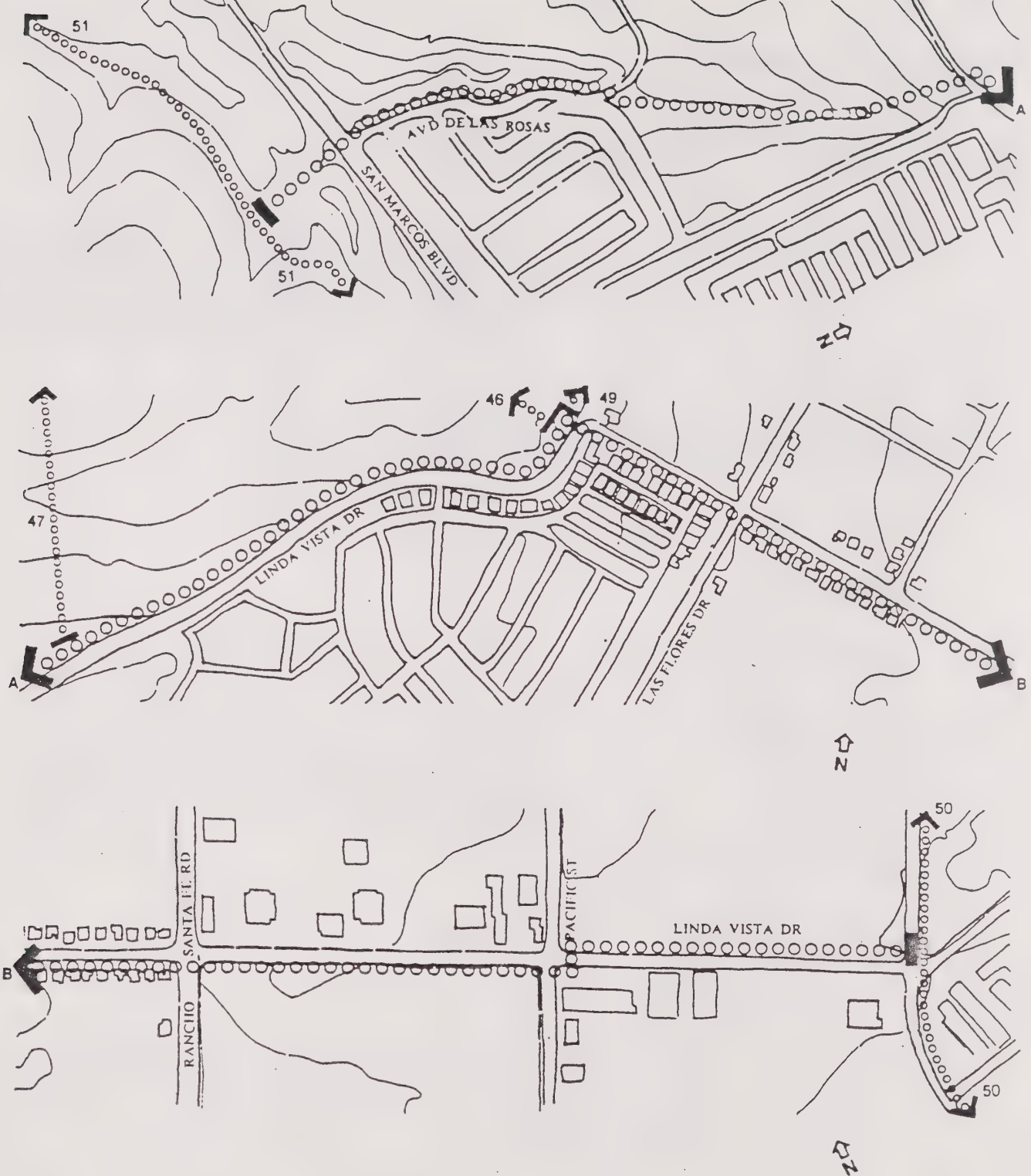
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 48

<i>Location/Siting Criteria:</i>	This trail segment originates in the Laurels development and travels along Avenida de Las Rosas until it connects with Linda Vista Drive near segment 47 and continues to run along Linda Vista Drive, crossing Las Flores Drive, Rancho Santa Fe Drive, passing the northern edge of existing Bradley Park, and Pacific Street, until it meets segment number 50 at the intersection at Las Posas Road.
<i>Length:</i>	.11,000 L.F. 2.1 Miles
<i>Existing Context:</i>	Residential, existing park land, commercial/retail.
<i>Archaeological Review:</i>	(W-184) Shell midden/milling site. Care should be taken to locate trail around this site. Prior to implementation of this segment an archaeologist certified by the Society of Professional Archaeologists will field stake the site and, in conjunction with the City, determine appropriate construction and alignment.
<i>Biological Review:</i>	A route through commercial areas and trail parks along Linda Vista Road. The southwestern terminus of the link at Encinitas Road involves a San Diego Thorn-mint transplantation site which would be seriously disrupted by public access. Measure 1,2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$324,500

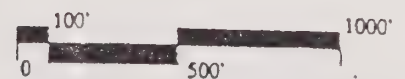




# CITY OF SAN MARCOS TRAILS MASTER PLAN

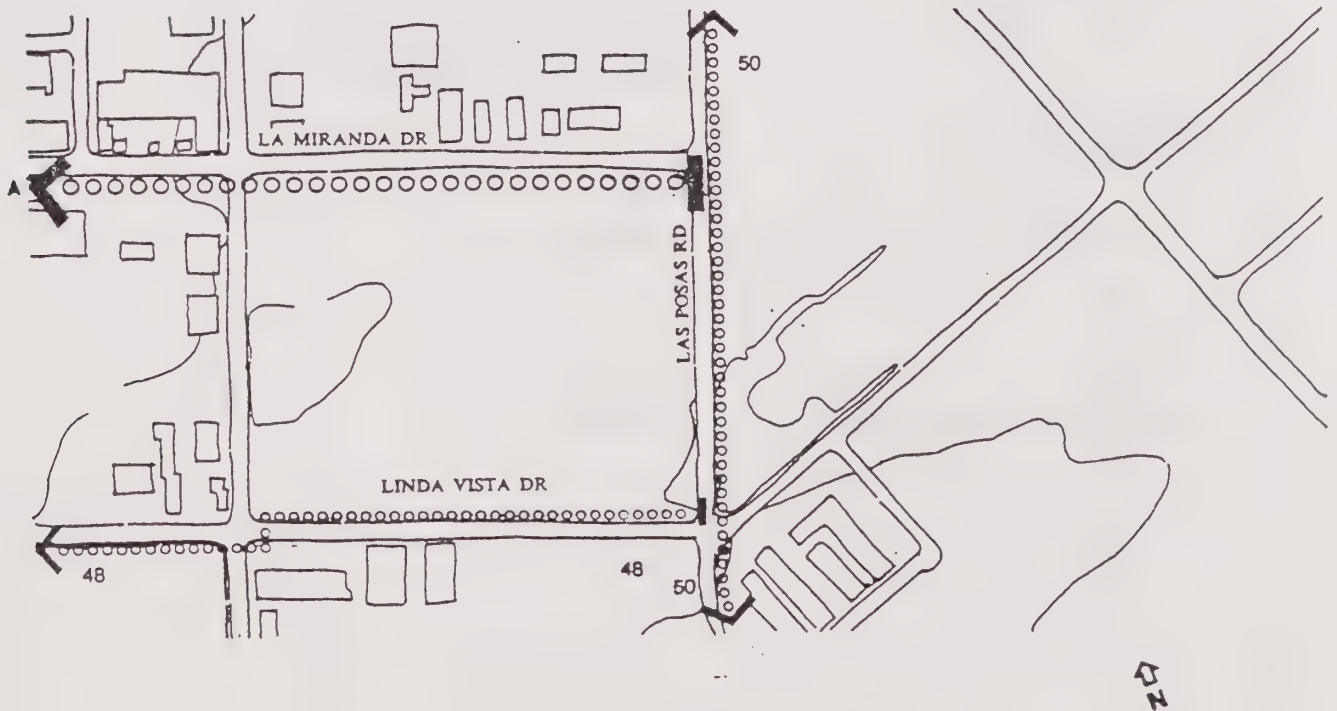
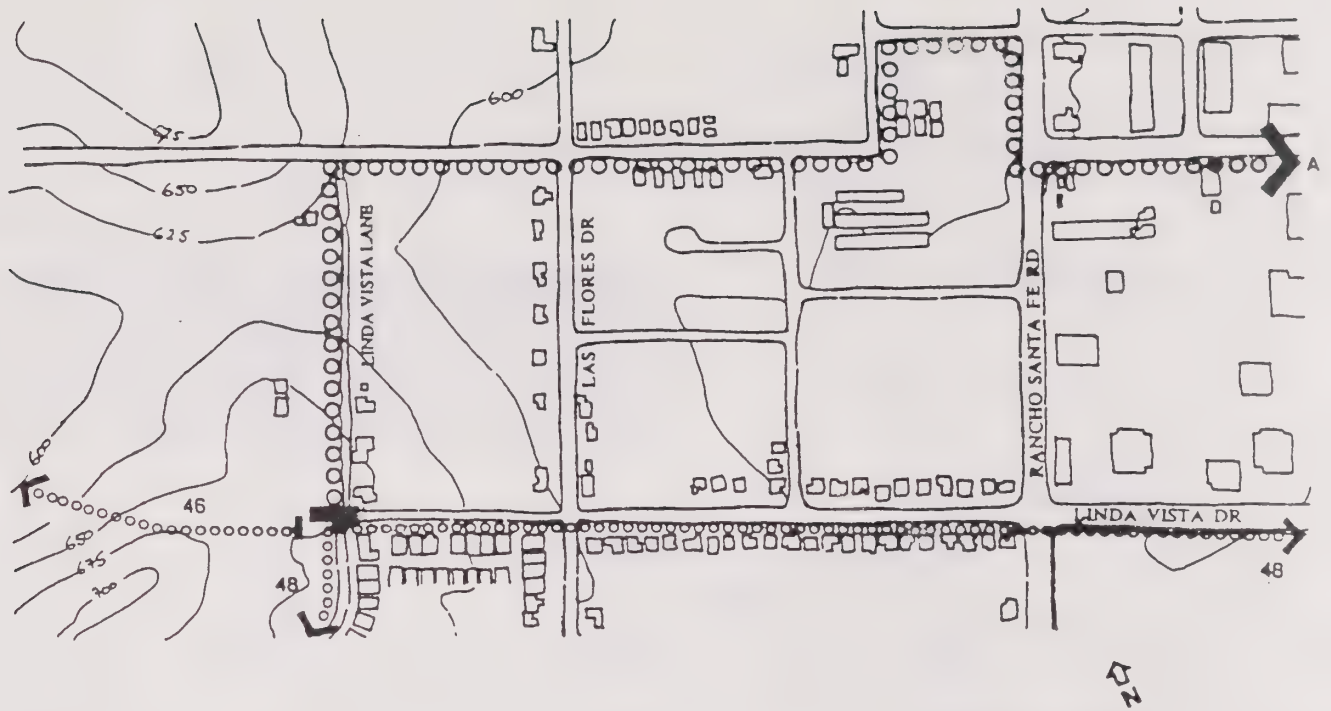
SEGMENT NO.: 48

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 49

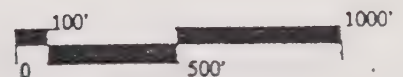
<i>Location/Siting Criteria:</i>	This segment begins at the intersection of segment numbers 46 and 48 heading northeast along the west side of Linda Vista Lane until it makes a ninety degree turn at La Mirada Drive crossing over Las Flores Drive, La Sierra Drive, Rancho Santa Fe Road, Pacific Street and ending at segment number 50 at Las Posas Road.
<i>Length:</i>	6,200 L.F. 1.2 Miles
<i>Existing Context:</i>	Commercial and residential
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A link through commercial and residential areas.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$182,900



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 49

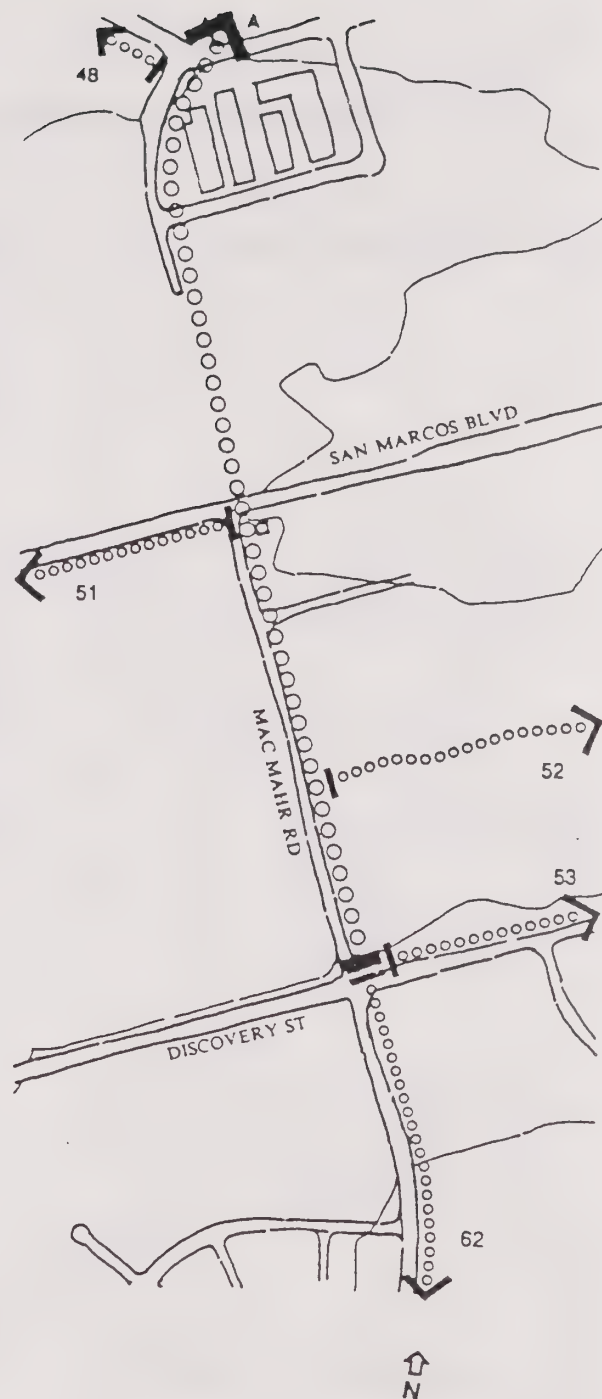
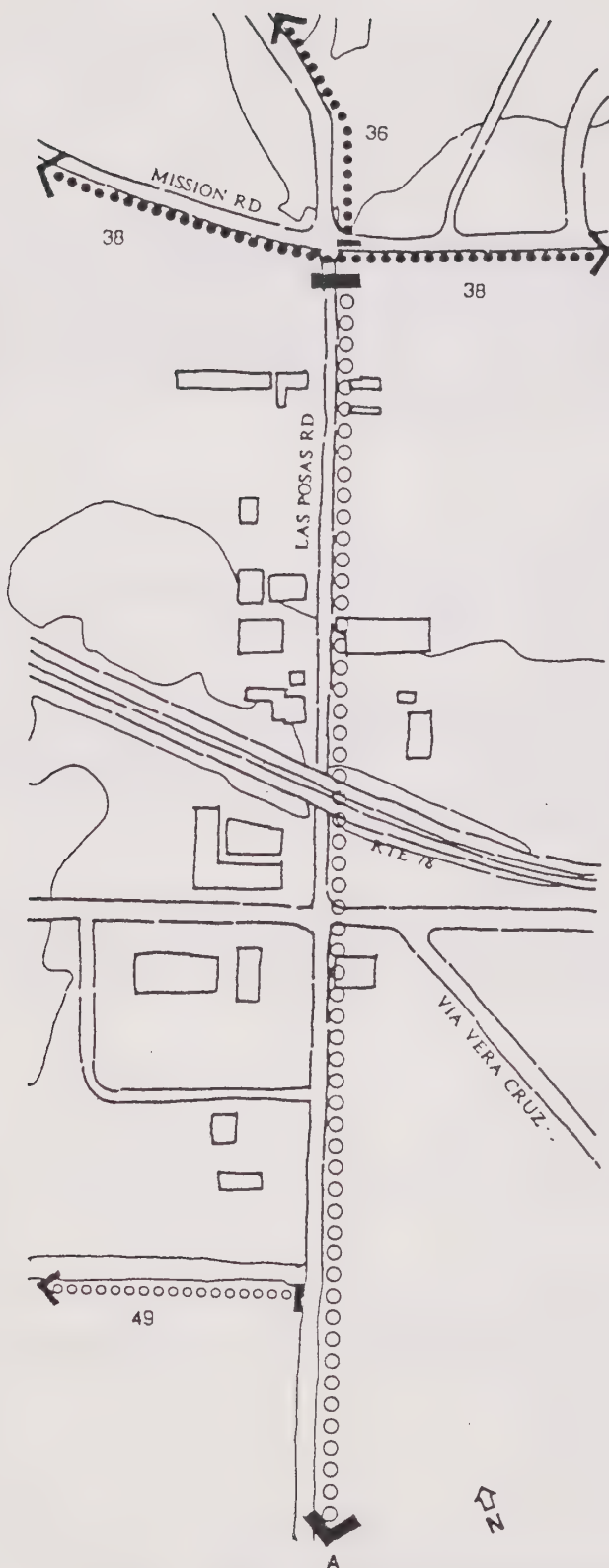
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 50

<i>Location/Siting Criteria:</i>	This segment follows on the east side of Las Posas Road south through a commercial area, it crosses under Route 78, Grand Avenue, Linda Vista Drive, Stone Drive where it passes through the possible future location of Bradley Community Park site (C5) and then follows on the east side of MacMahr Road, crossing San Marcos Boulevard and connecting with segment number 53.
<i>Length:</i>	7,400 L.F. 1.4 Miles
<i>Existing Context:</i>	Commercial
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A route on the east side of Las Posas Road in the commercial area. The route, if on the east side of the road, passes through a vernal pool, creating a significant adverse impact. To the south it passes through the wetlands of San Marcos Creek. Measures 1,2,3,6.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$218,300

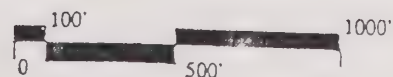




# CITY OF SAN MARCOS TRAILS MASTER PLAN

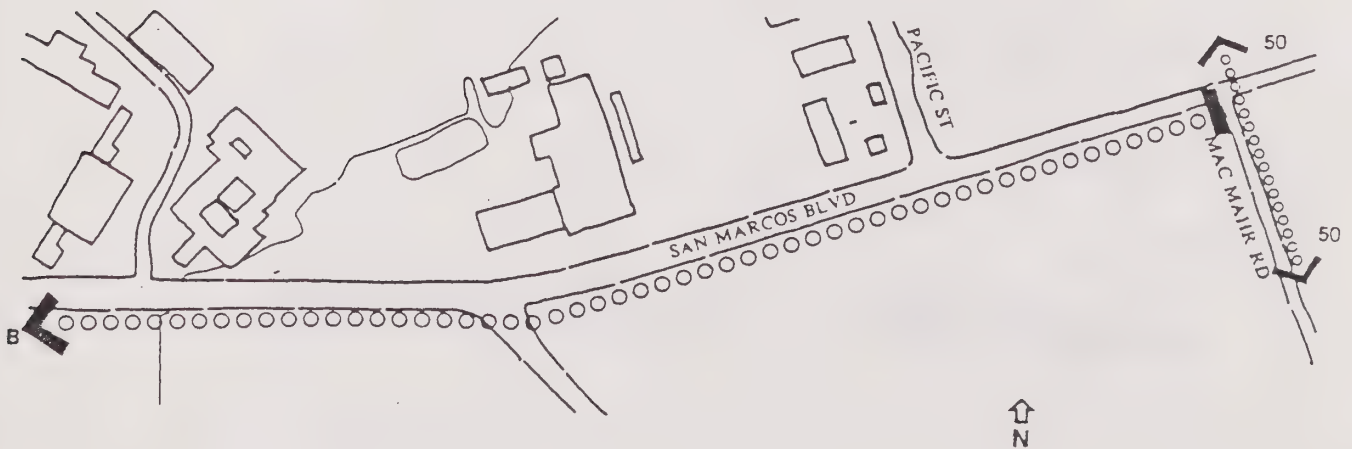
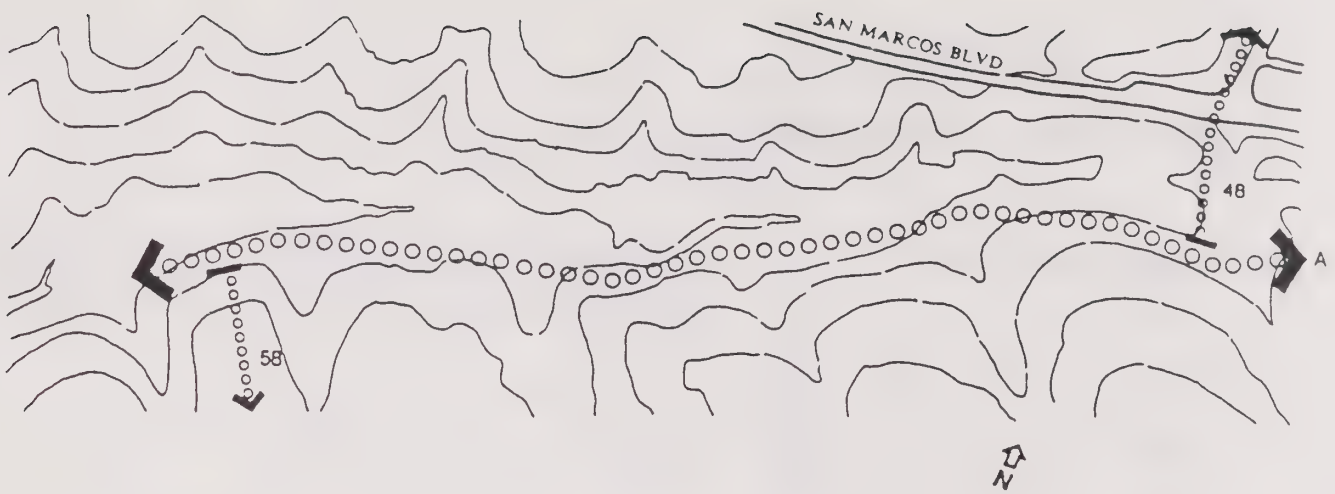
SEGMENT NO.: 50

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 51

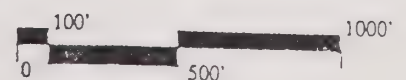
<i>Location/Siting Criteria:</i>	This segment begins at the intersection of segment 50 and MacMahr road and heads due west on the south side of San Marcos Boulevard, crossing Discovery Street and Rancho Santa Fe Road, this segment continues through the north edge of the Laurels development, passes through the Meadowlark Estates open space easement and connects (pedestrian and bicycle only) to the Carlsbad Trails System.
<i>Length:</i>	12,000 L.F. 2.3 Miles
<i>Existing Context:</i>	Existing school site, undeveloped land with moderate and steep slopes.
<i>Archaeological Review:</i>	(W-1225/SDi-5082, W-1650a/SDi-5543a, W-1650b/SDi-5543b, W-2898/SDi-3642, W-2970, W-4309) Lithic workshop, isolated quartz mano, lithic surface scatter, lithic scatter, small flake scatter, Former house site, 1900's with additions.
<i>Biological Review:</i>	A route along the commercial area of San Marcos Boulevard, running to the transition to Encinitas Road then following the sewer line route along the south side of Encinitas Road. The route crosses the new entrance road to the Laurels subdivision
<i>Shared Use Needs:</i>	Road right of way.
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$354,000



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 51

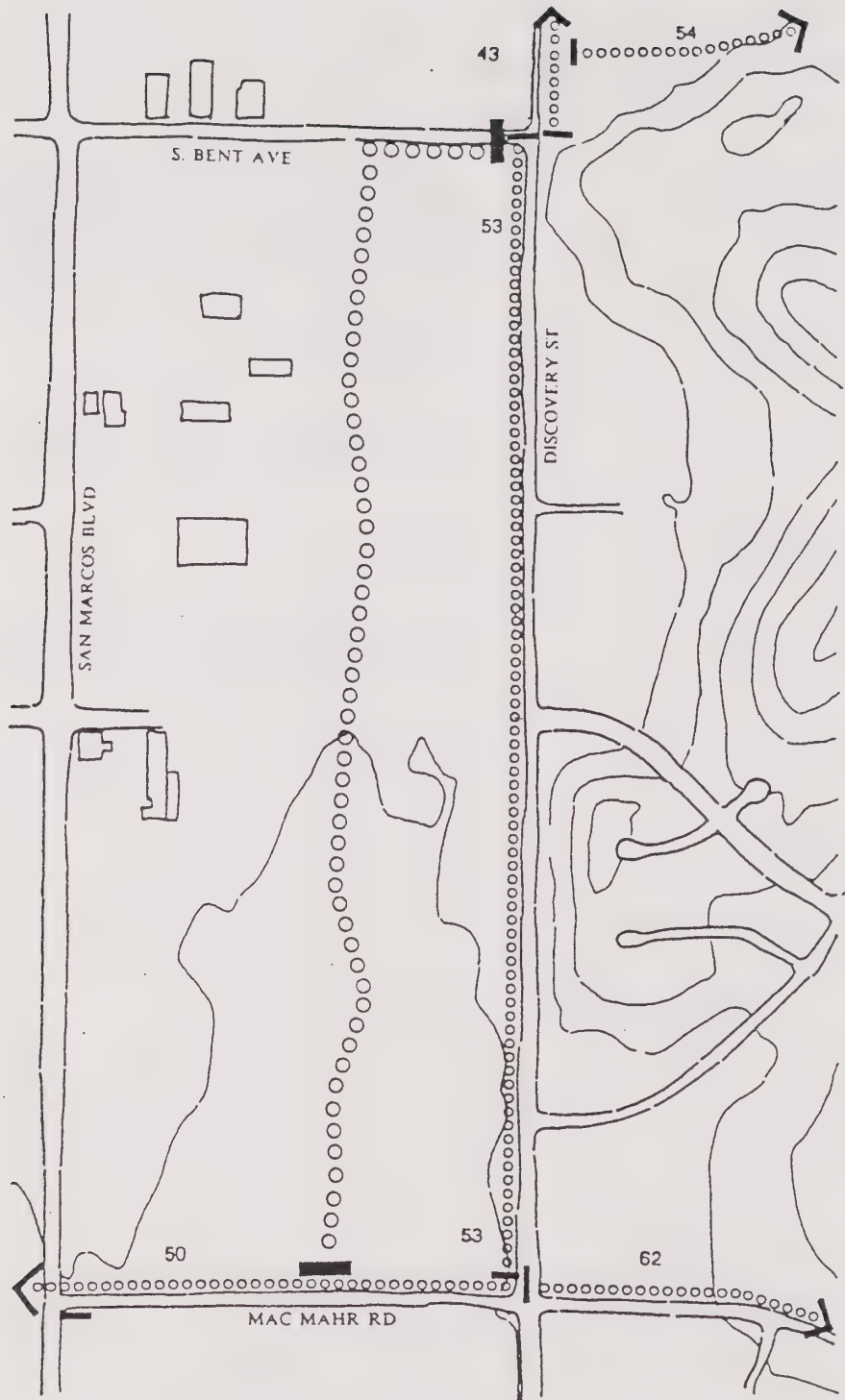
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 52

<i>Location/Siting Criteria:</i>	From MacMahr Road to South Bent Avenue in between San Marcos Boulevard and Discovery. This segment also follows alongside of San Marcos Creek through the future commercial center.
<i>Length:</i>	4,400 L.F. 0.8 Miles
<i>Existing Context:</i>	This trail alignment runs through area which is currently undeveloped. It forms the downtown portion of San Marcos Creek. The surrounding areas on either side of the floodway will become one of the main commercial centers in the center of San Marcos. The floodway itself may be subject in future to some flood control modifications. The trail will need to complement the commercial land uses and should be designed along with any development or any flood control projects.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A route through open field habitat and commercial areas south of San Marcos Boulevard. The proximity of wetlands makes this a sensitive trail link. Measures 2,3.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$129,800

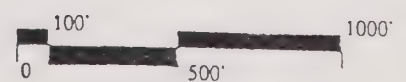




# CITY OF SAN MARCOS TRAILS MASTER PLAN

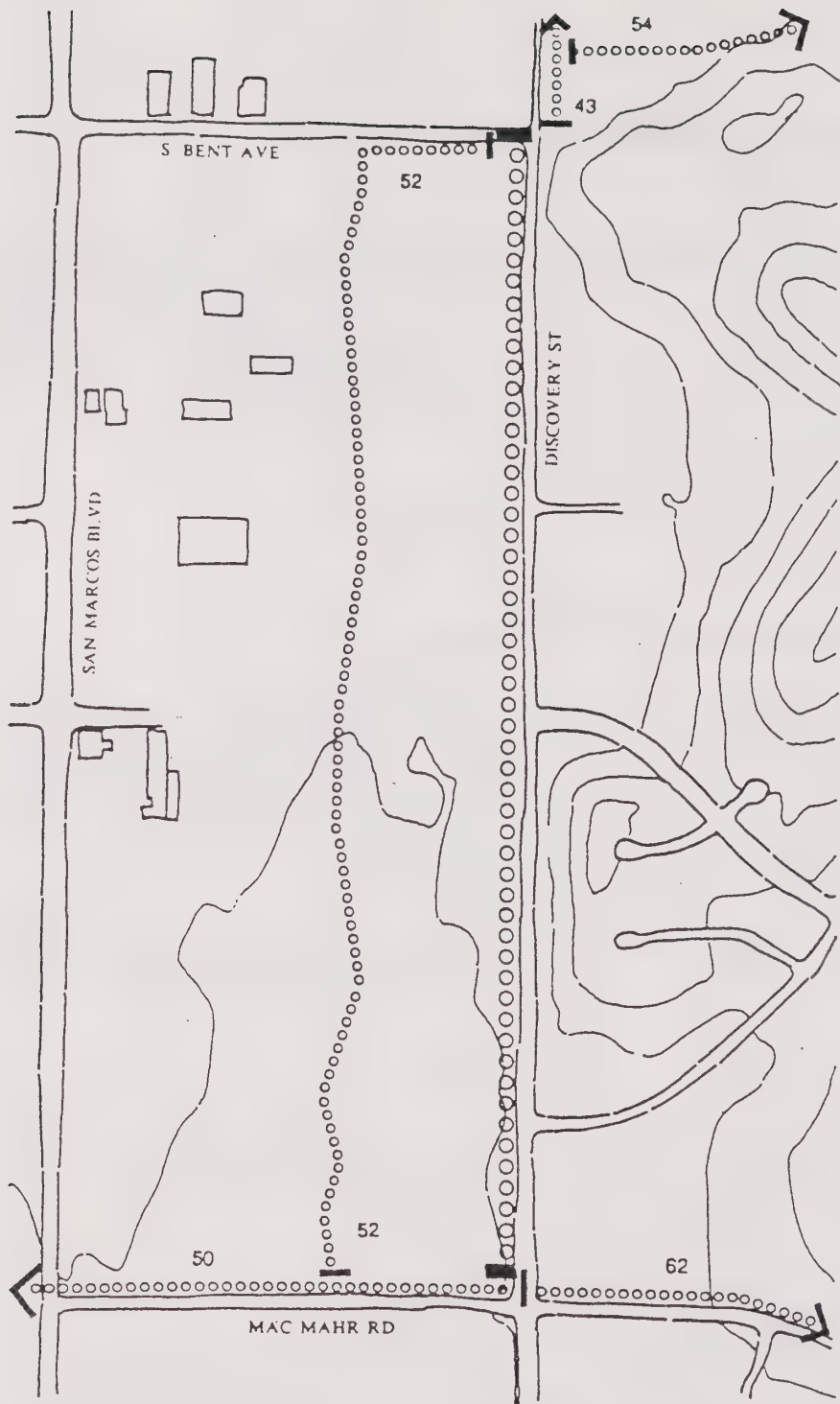
SEGMENT NO.: 52

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 53

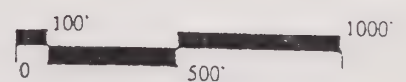
<i>Location/Siting Criteria:</i>	This segment begins at the intersection of MacMahr Road and Discovery Street and follows westward along the north side of Discovery Street to South Bent Avenue.
<i>Length:</i>	3,800 L.F. 0.7 Miles
<i>Existing Context:</i>	Low and medium density residential
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A route along existing and proposed segments of Discovery, involving wetlands of San Marcos Creek. Measures 2,3.
<i>Shared Use Needs:</i>	Road right of way.
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$112,100



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 53

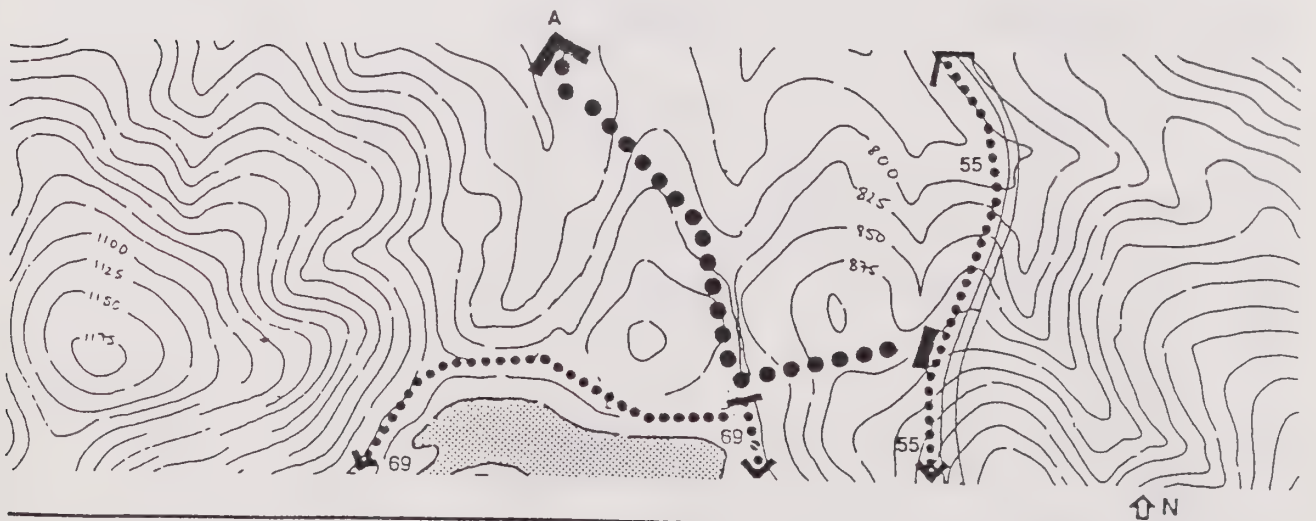
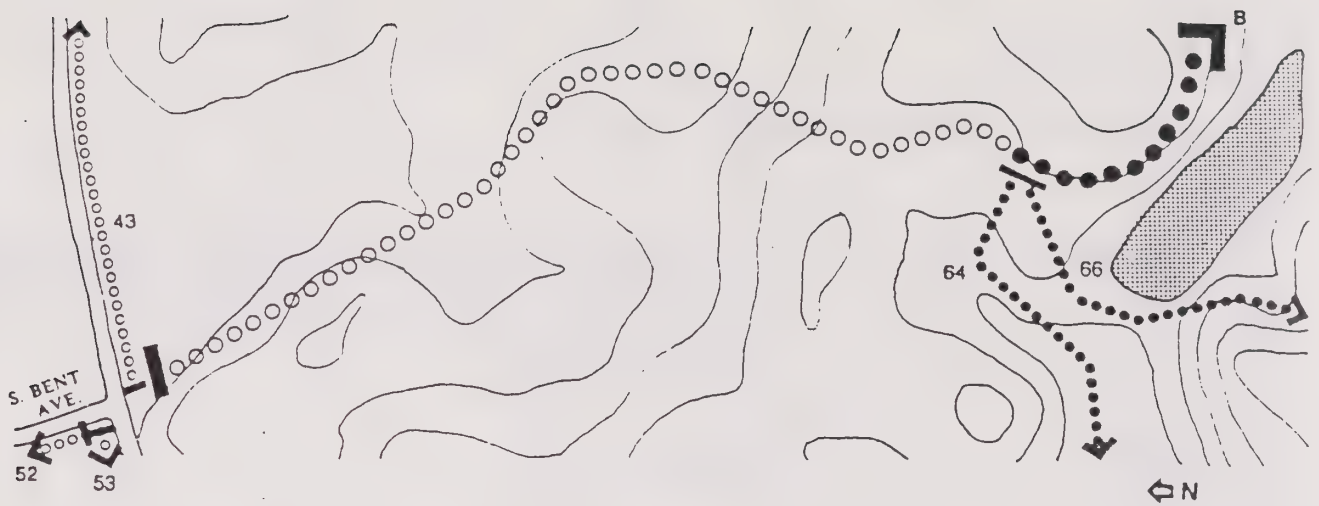
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 54

<i>Location/Siting Criteria:</i>	This segment begins at Discovery Street. It leads south through the future Discovery Hills Development and Scripps Medical Facility towards the north edge of Discovery Lake. Here it turns east along the lake edge and proceeds toward South Lake's north edge, turns east and connects with trail segment 55 at Twin Oaks Valley Road. A short spur to the north of the Lake also connects eastward to segment 55 forming a loop.
<i>Length:</i>	12,000 L.F. 2.3 Miles
<i>Existing Context:</i>	Moderate to steep slopes.
<i>Archaeological Review:</i>	(W-4470/SDi-11809) 17 bedrock milling features. Care should be taken to locate the trail away from this complex of milling features. Prior to implementation of this segment an archaeologist certified by the Society of Professional Archaeologists will field stake the site and, in conjunction with the City, determine appropriate construction and alignment.
<i>Biological Review:</i>	This route involves an existing dirt road through open field habitat and a small drainage below South Lake. Measures 1, 2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail and Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$426,000





# CITY OF SAN MARCOS TRAILS MASTER PLAN

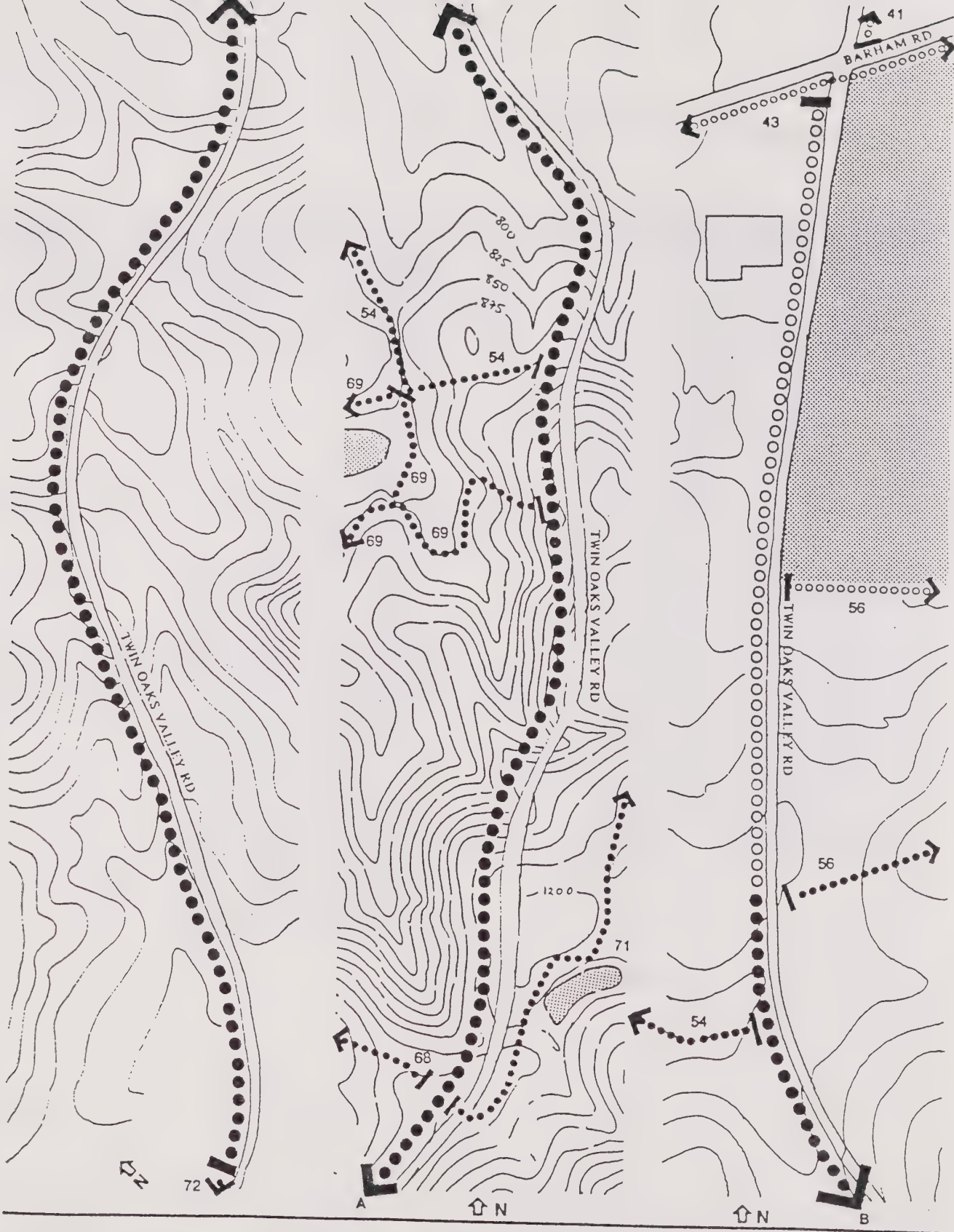
SEGMENT NO.: 54

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 55

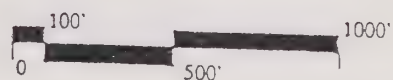
<i>Location/Siting Criteria:</i>	This segment is a continuation of segments 25, 40 and 41 along the Twin Oaks Valley Road corridor. It begins at Barham Road and Twin Oaks Valley Road and parallels the western edge of Twin Oaks Valley Road south and ends where Twin Oaks Valley Road meets Questhaven Road.
<i>Length:</i>	15,600 L.F. 3.0 Miles
<i>Existing Context:</i>	Undeveloped land
<i>Archaeological Review:</i>	(W-3177/SDi-9280) Large lithic quarry with dense scatter. Trails should stick to the existing network of dirt trails. Prior to implementation of this segment and archaeologist certified by the Society of Professional Archaeologists will field stake the site and, in conjunction with the City, determine appropriate construction and alignment.
<i>Biological Review:</i>	A link associated with the future alignment of the southerly extension of Twin Oaks Valley Road. Impacts of the trail pale in comparison to the damage to be done by the road and its growth induction. Measures 1,2.
<i>Shared Use Needs:</i>	Road right of way.
<i>Corridor Type:</i>	Urban Trail and Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$532,900



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 55

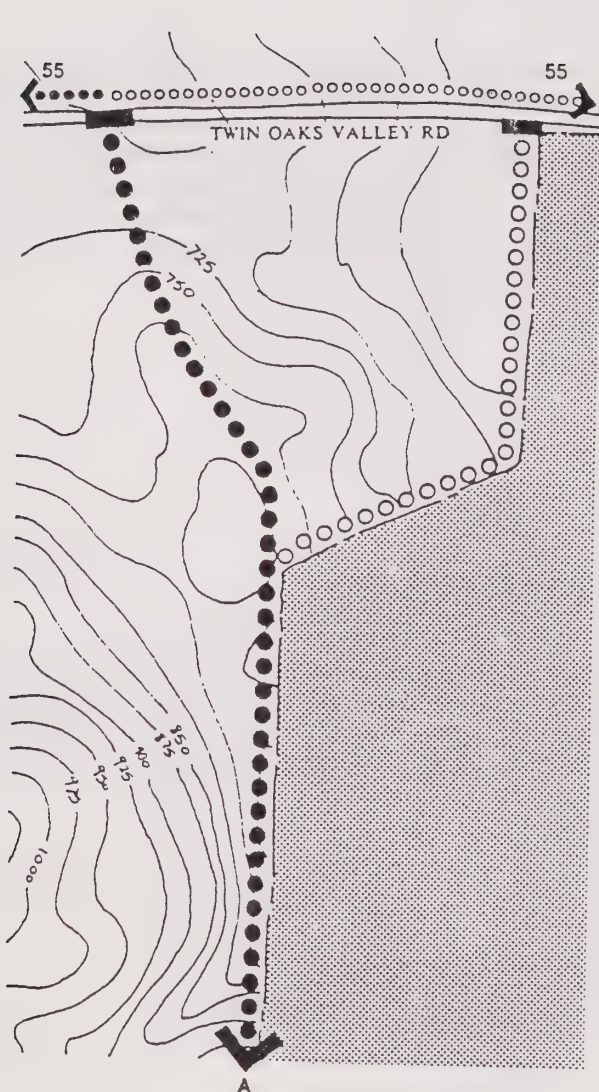
WALLACE ROBERTS & TODD  
1991



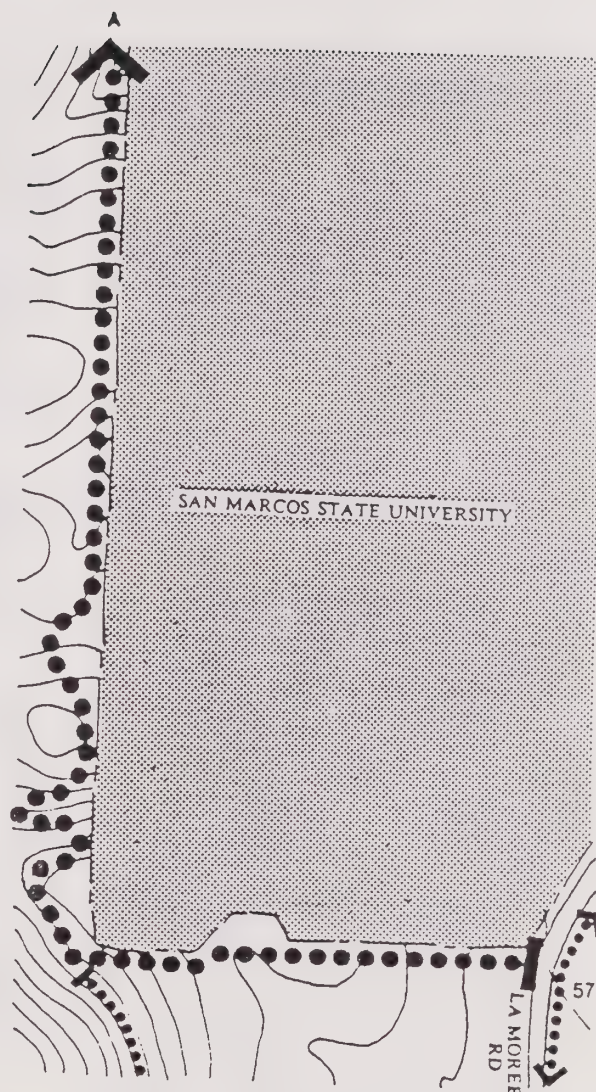
## SAN MARCOS TRAILS SEGMENT NO. 56

<i>Location/Siting Criteria:</i>	This segment begins at the southern tip of La Moree Park, crosses La Moree Road and passes west along the southern edge of the San Marcos State University campus. This part of the segment will require the pedestrian trail to be separated from the equestrian trail. The equestrian trail should be located to the south of the pedestrian trail. There is the possibility of the pedestrian trail linking up with the campus trails system near the campus housing.
<i>Length:</i>	7,900 L.F. 1.5 Miles
<i>Existing Context:</i>	Moderate and steep slopes, predominately undeveloped land, scattered with rural residential.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	This link lies south of the proposed State University campus. The trail passes through rather rugged featured topography and low diversity chaparral. Measure 2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$280,500





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# CITY OF SAN MARCOS TRAILS MASTER PLAN

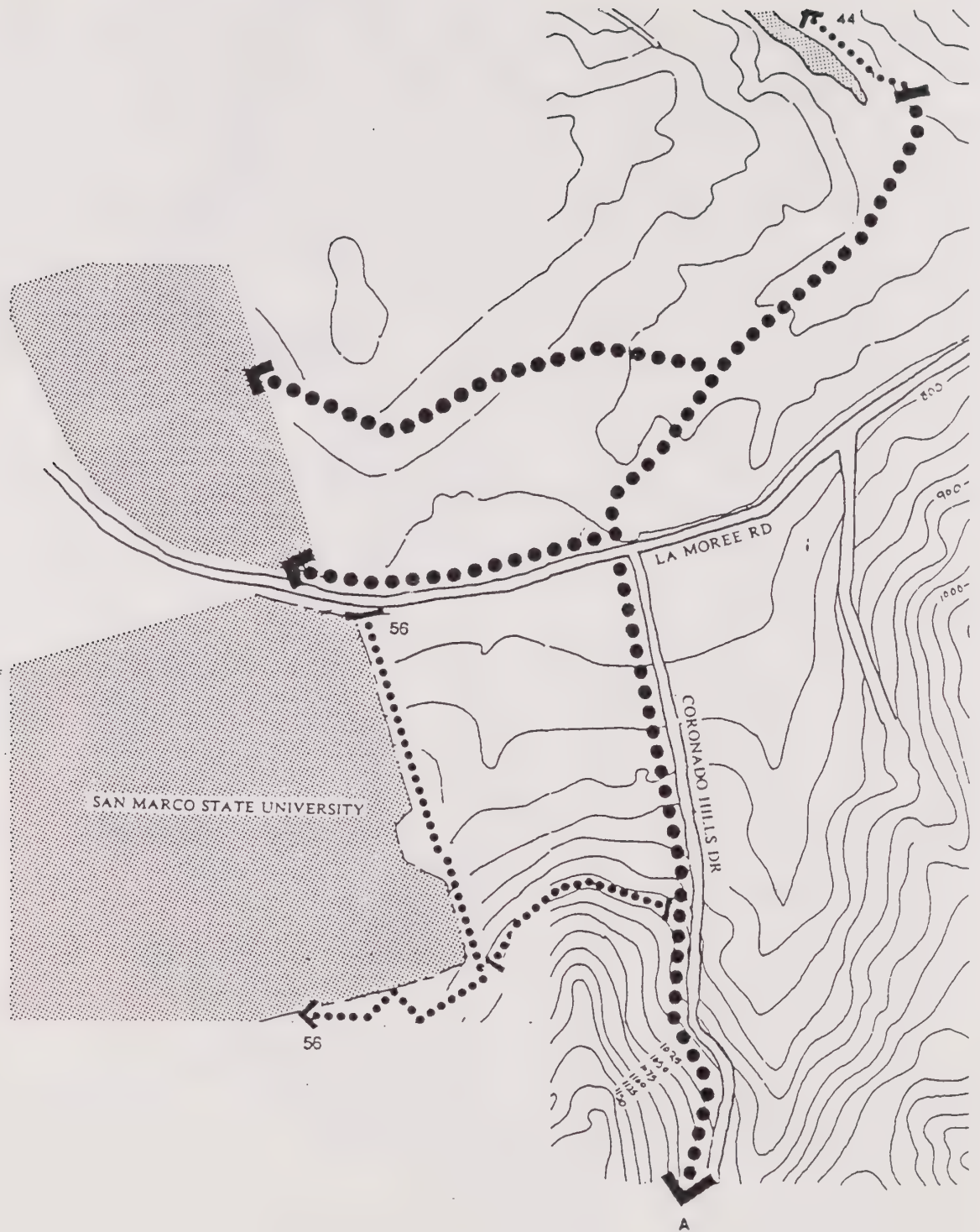
SEGMENT NO.: 56

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 57

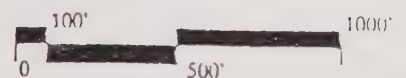
<i>Location/Siting Criteria:</i>	This segment is an extension of segment 44 beginning at the southern tip of Jack's Pond, following the drainage corridor west from Jack's Pond to La Moree Road and traverses southwest along the western edge of Coronado Hills Drive turns west on the south edge of Washingtonia Drive and continues along a dirt road past Cocos Drive where it winds along the ridgeline foothills towards Mt. Whitney. This segment ends where it intersects with segment 71 near the Escondido Regional Trail System linkage.
<i>Length:</i>	9,000 L.F. 1.7 Miles
<i>Existing Context:</i>	Moderate and steep slopes.
<i>Archaeological Review:</i>	(W-3845) A pair of isolated felsite artifacts. No impact expected.
<i>Biological Review:</i>	This link runs south, off of La Moree Road and up the face of the southern range to the Coronado Heights development on the top of the hill, then down to an agricultural area. The sensitive portion of the route involves the chaparral vegetation along La Moree Road. Measures 1,2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$319,500
<i>Notes:</i>	Alignment and implementation of this segment subject to conditions of City Road Improvement Study in Coronado Hills and Washingtonian Drive and Ocean View Road.



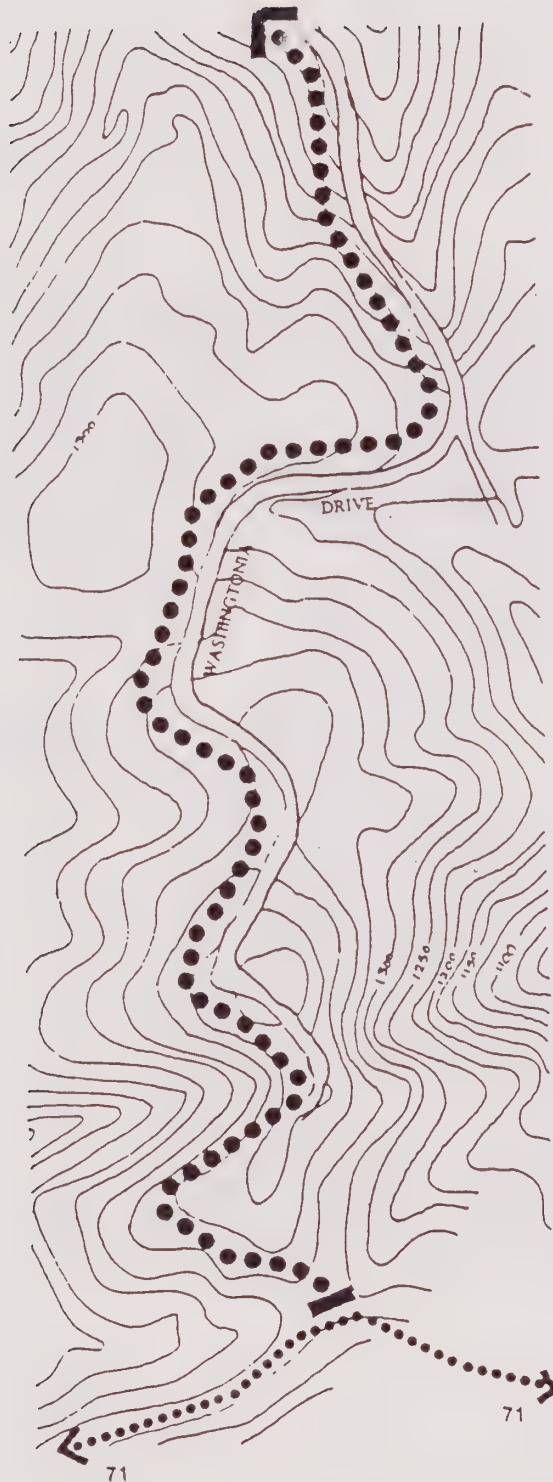
# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 57 (1 of 2)

WALLACE ROBERTS & TODD  
1991



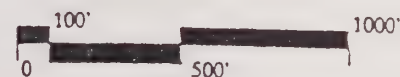




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 57 (2 of 2)

WALLACE ROBERTS & TODD  
1991

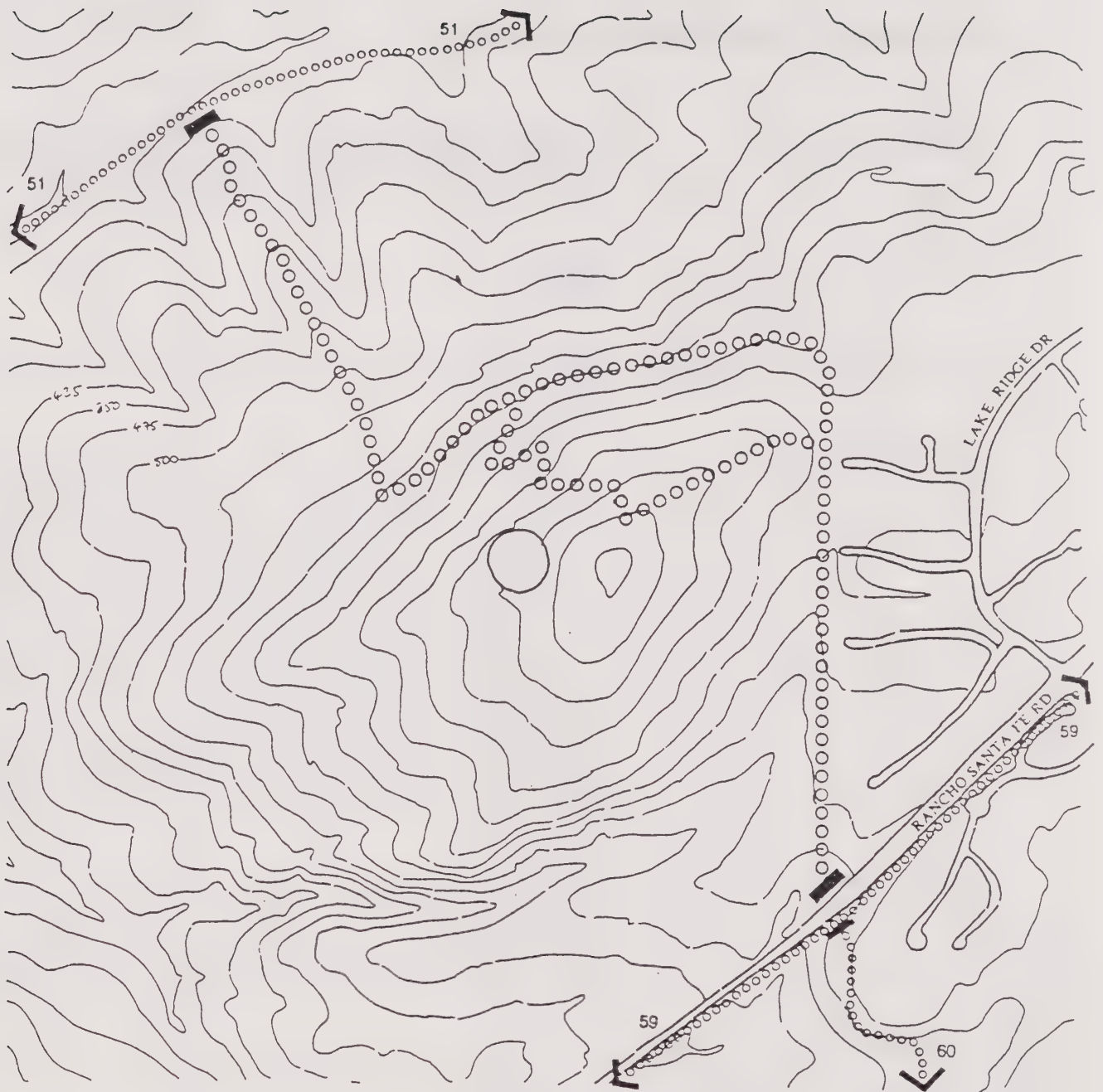






## SAN MARCOS TRAILS SEGMENT NO. 58

<i>Location/Siting Criteria:</i>	This trail segment begins at segment number 51 and winds through the Meadowlark Estates development off to a future park site, Viewpoint Neighborhood Park (N10), this segment connects to segment numbers 59 and 60 at Rancho Santa Fe Road.
<i>Length:</i>	5,600 L.F. 1.1 Miles
<i>Existing Context:</i>	Residential, agricultural and existing access dirt roads.
<i>Archaeological Review:</i>	(W-1224/SDi-5081, W-1649/SDi-5542) Late prehistoric. camp/lithic workshop, small lithic scatter. This site has been found to have been destroyed by development projects.
<i>Biological Review:</i>	This link connects with the Encinitas Road route, running through natural open space of the Laurels residential development on existing dirt roads then uphill through an abandoned agricultural area to connect with Rancho Santa Fe Road. Measures 1,2.
<i>Shared Use Needs:</i>	Carlsbad Municipal Water District access easement.
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$165,200



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 58

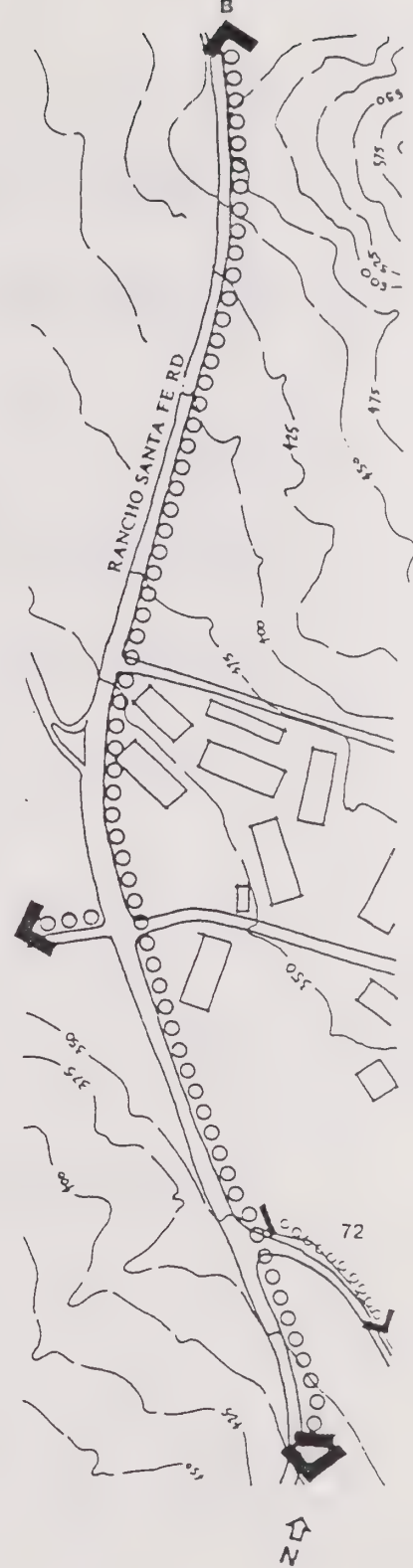
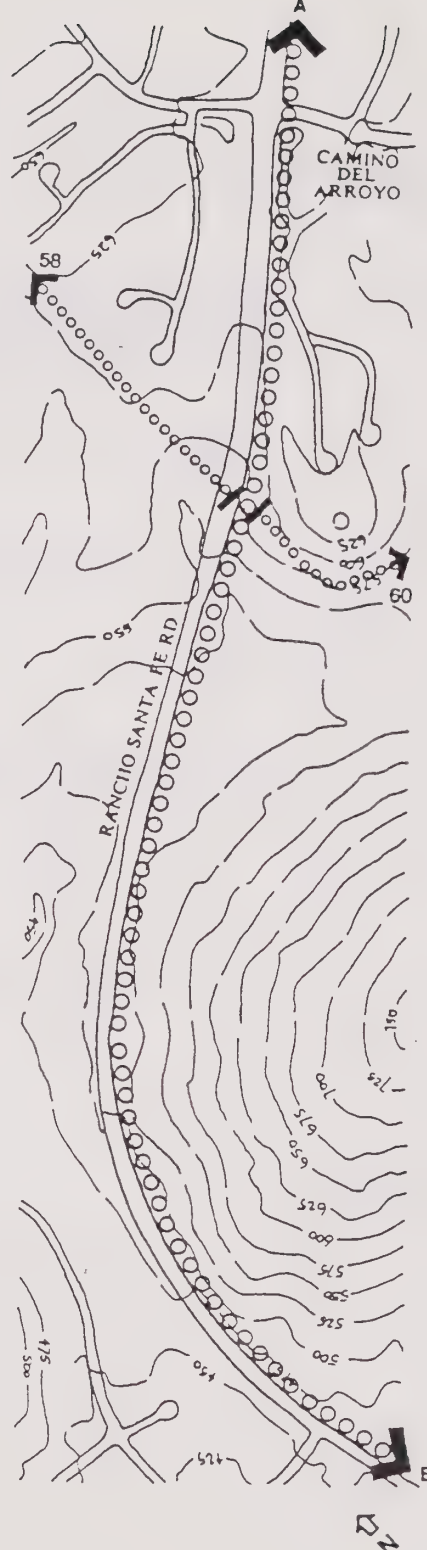
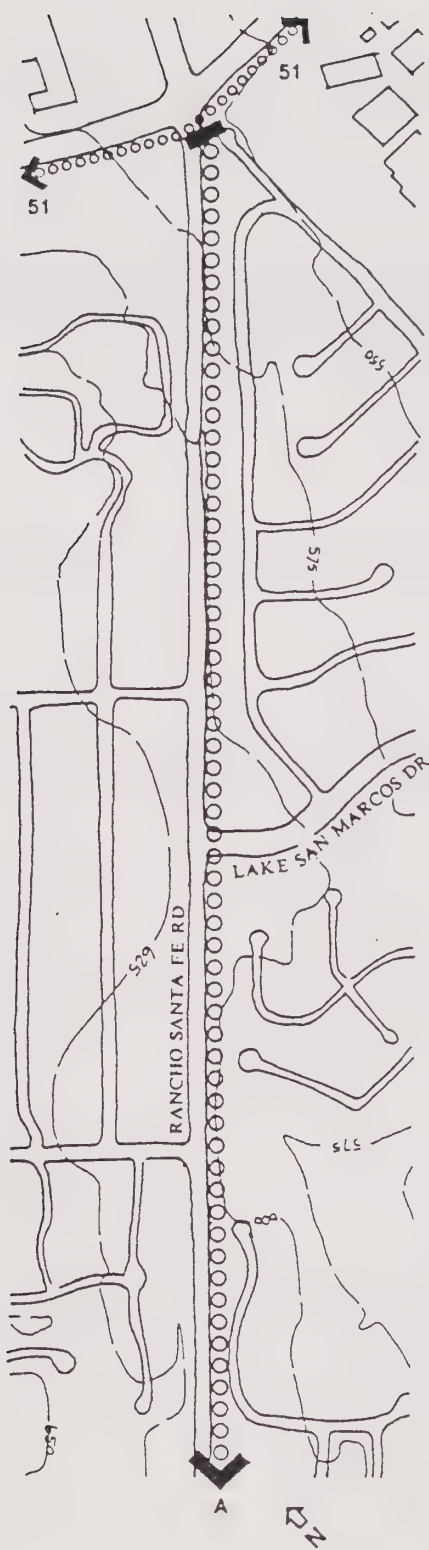
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 59

<i>Location/Siting Criteria:</i>	This segment begins at the intersection of Questhaven Road and Rancho Santa Fe Road where it parallels the east side of Rancho Santa Fe Road and ends at the intersection at San Marcos Boulevard.
<i>Length:</i>	13,900 L.F. 2.6 Miles
<i>Existing Context:</i>	Rancho Santa Fe Road, commercial, low density residential, medium density residential.
<i>Archaeological Review:</i>	(W-1115/SDi-4843, W-4475/SDi-11436, W-4483/SDi-11444) Historic adobe, bedrock milling feature, small historic cemetery. The historic adobe site on San Marcos Creek is far enough away from Rancho Santa Fe Road to avoid being impacted by use of the trail. A trail marker may be appropriate. The bedrock milling feature is located on a bluff above Rancho Santa Fe Road. The trail should stay along the shoulder of the road to avoid impacting this site. The small historic cemetery alongside Rancho Santa Fe Road, is represented by two extant wooden crosses surrounded by a low wood fence. The cemetery should be avoided by the trail, with further research, the site may be identified by a trailside historic marker. Prior to implementation of this segment an archaeologist certified by the Society of Professional Archaeologists will field stake the sites and, in conjunction with the City, determine appropriate construction and alignment.
<i>Biological Review:</i>	A link paralleling Rancho Santa Fe Road on the east and south side, involving chaparral and oak woodland habitats. To separate hikers and horses from high traffic volumes it may be necessary to route the trail in native vegetation, above the travel-way of the road. Measures 1,2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$410,100

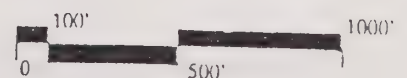




# CITY OF SAN MARCOS TRAILS MASTER PLAN

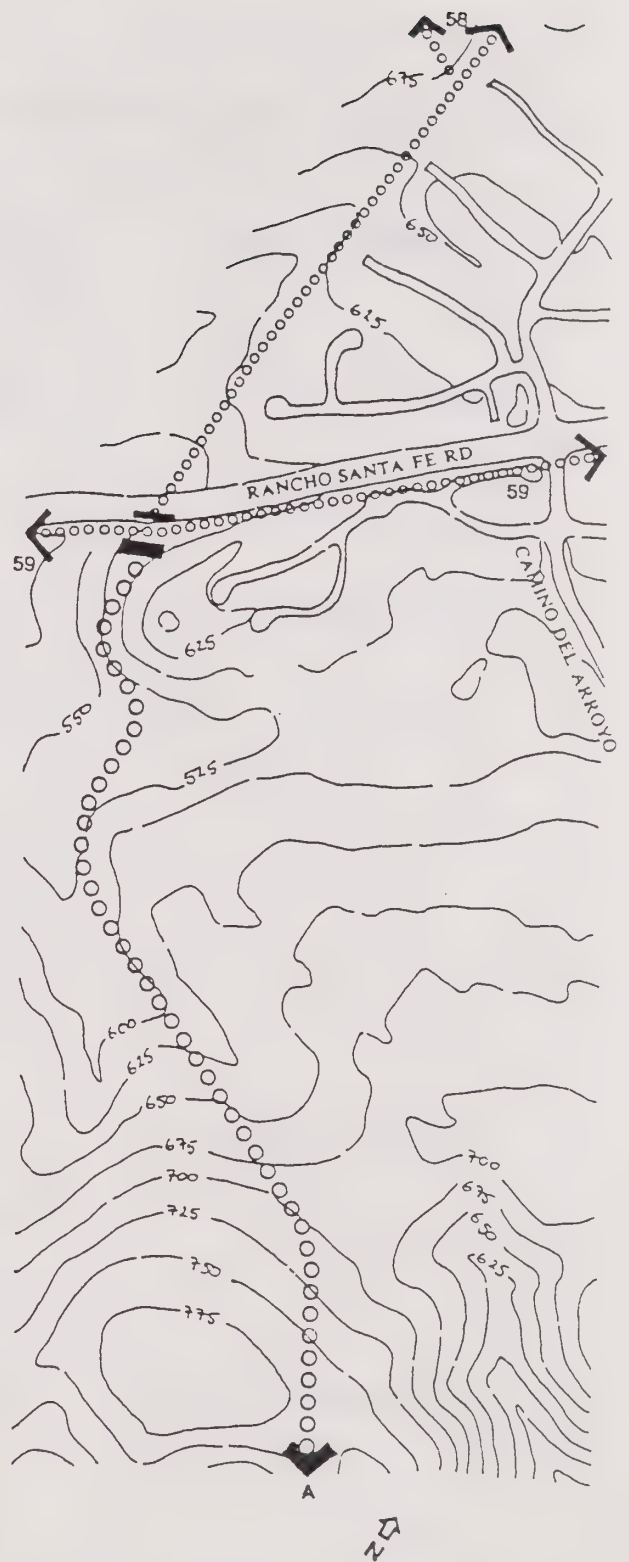
SEGMENT NO.: 59

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 60

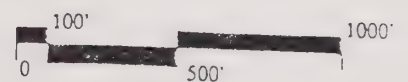
<i>Location/Siting Criteria:</i>	A trail link from Rancho Santa Fe Road heading south through a residential development and along the south west edge of Lake San Marcos, connecting with segment number 61.
<i>Length:</i>	8,800 L.F. 1.7 Miles
<i>Existing Context:</i>	Moderate and steep slopes, rural residential, low density residential.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A link from Rancho Santa Fe Road through residential developments, sage scrub and agricultural groves adjacent to Lake San Marcos. Measure 2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$259,600



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 60

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 61

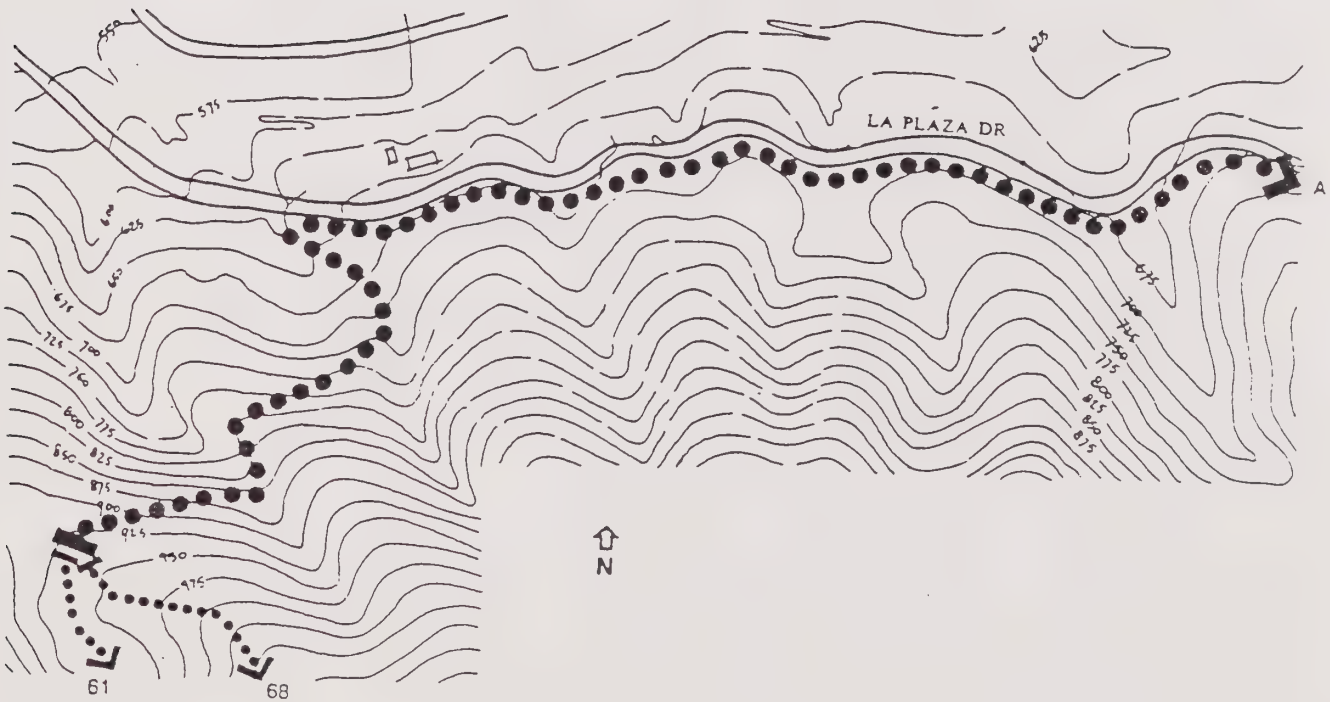
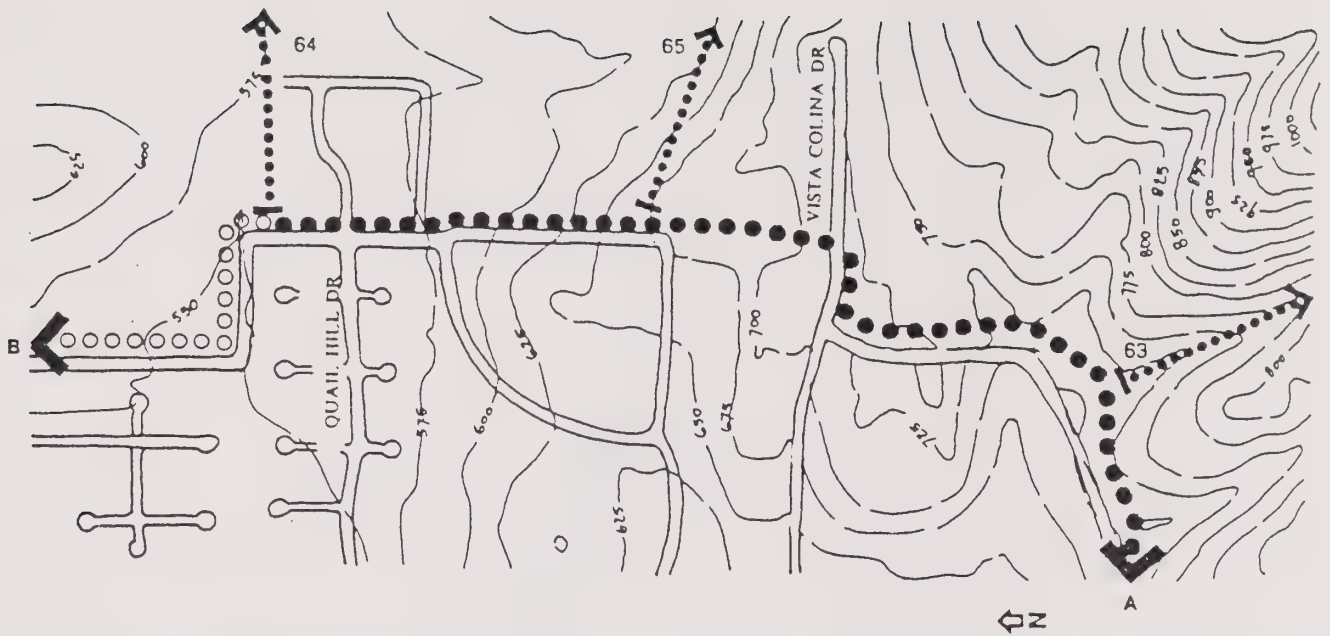
<i>Location/Siting Criteria:</i>	A trail link from Questhaven Road and San Marcos Creek, winding up the creek channel in a northern direction to the intersection of segment number 62 and 68.
<i>Length:</i>	10,000 L.F. 1.9 Miles
<i>Existing Context:</i>	Creek drainage channel, moderate slopes.
<i>Archaeological Review:</i>	(W-2381/SDi-7308, W-2382/SDi-7309) Large lithic scatter, small lithic scatter. Prior to implementation of this segment an archaeologist certified by the Society of Professional Archaeologists will field stake the site and, in conjunction with the City, determine appropriate construction and alignment.
<i>Biological Review:</i>	A link from Questhaven Road and San Marcos Creek, up the east side of the creek channel into thick chaparral where the trail will have to be blazed in mature chaparral vegetation, involving regionally significant population of Coast White-Lilac ( <i>Ceanothus verrucosus</i> ) which forms a major component of the vegetation in this region and possibly along the route. <i>Adolphia californica</i> grows on the banks of San Marcos Creek here with <i>Iva hayesiana</i> within the creek bed. <i>Adolphia</i> would have to be flagged to avoid being crushed. Measures 1, 2, 3.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$355,000





## SAN MARCOS TRAILS SEGMENT NO. 62

<i>Location/Siting Criteria:</i>	This trail segment begins at the intersection of segment numbers 61 and 68 near the southeast end of Lake San Marcos. It heads northeast to La Plaza Drive and follows the road on the south side, passes Vista Colina Drive crosses over Quail Hill Drive and follows the east side of MacMahr road to Discovery Street ending near the school site.
<i>Length:</i>	11,000 L.F. 2.1 Miles
<i>Existing Context:</i>	Lake San Marcos, microwave tower, paved access road, low density residential.
<i>Archaeological Review:</i>	(W-2614) Milling features. This site has been destroyed by development projects.
<i>Biological Review:</i>	A link from near Lake San Marcos passing through avocado groves on existing trails along very heavy chaparral which contains regionally significant <i>Comarostaphylis diversifolia</i> populations. Any improvements to the trail way will need a knowledgeable biologist present in this Summer-Holly area to precise flag sensitive plants which might be affected. Measures 1,2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail and Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$390,500



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 62 (1 of 2)

WALLACE ROBERTS & TODD  
1991

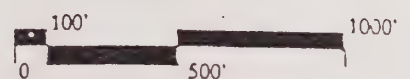




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 62 (2 of 2)

WALLACE ROBERTS & TODD  
1991

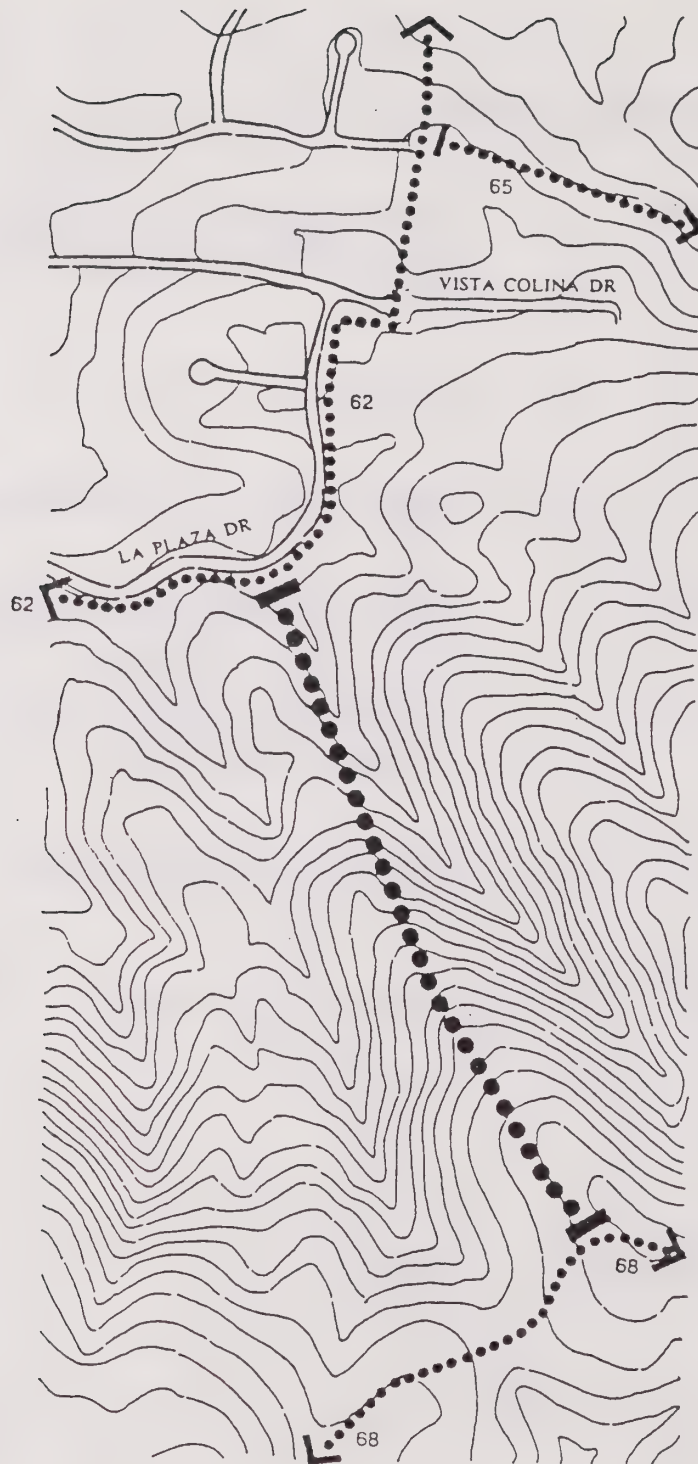






## SAN MARCOS TRAILS SEGMENT NO. 63

<i>Location/Siting Criteria:</i>	A short trail, connecting segment numbers 62 and 68, winding up the north side of the western mountain of the Double Peak range. The trail follows the future San Diego Water Authority easement.
<i>Length:</i>	1,200 L.F. 0.2 Miles
<i>Existing Context:</i>	Steep slopes
<i>Archaeological Review:</i>	Lithic quarry: outcrop and scatter. The trail alignment should be limited to existing dirt roads.
<i>Biological Review:</i>	This route passes through an avocado grove above La Plaza Drive then runs through a topographically featured ridge and gully system of chaparral vegetation. Measures 1,2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$42,600



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 63

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 64

<i>Location/Siting Criteria:</i>	Commences just north of Quail Hill Drive connecting with segment 62, and, following the Discovery Creek Greenbelt Area, heads east to end at the intersection of segment numbers 54 and 66 at Discovery Lake.
<i>Length:</i>	5,600 L.F. 1.1 Miles
<i>Existing Context:</i>	Moderate and steep slopes, ridgeline trail.
<i>Archaeological Review:</i>	(W-2613) Rock wall, possible hunting blind. It is unclear whether the hunting blind is still extant. Trail alignment should take care to avoid this site. Prior to implementation of this segment an archaeologist certified by the Society of Professional Archaeologists will field stake the site and, in conjunction with the City, determine appropriate construction and alignment.
<i>Biological Review:</i>	This link follows an existing dirt road at its eastern portion, involving a chaparral area. The western portion involves a very minor riparian feature. Measures 1,2,3.
<i>Shared Use Needs:</i>	SDG&E service access road
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$198,800

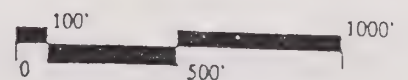




# CITY OF SAN MARCOS TRAILS MASTER PLAN

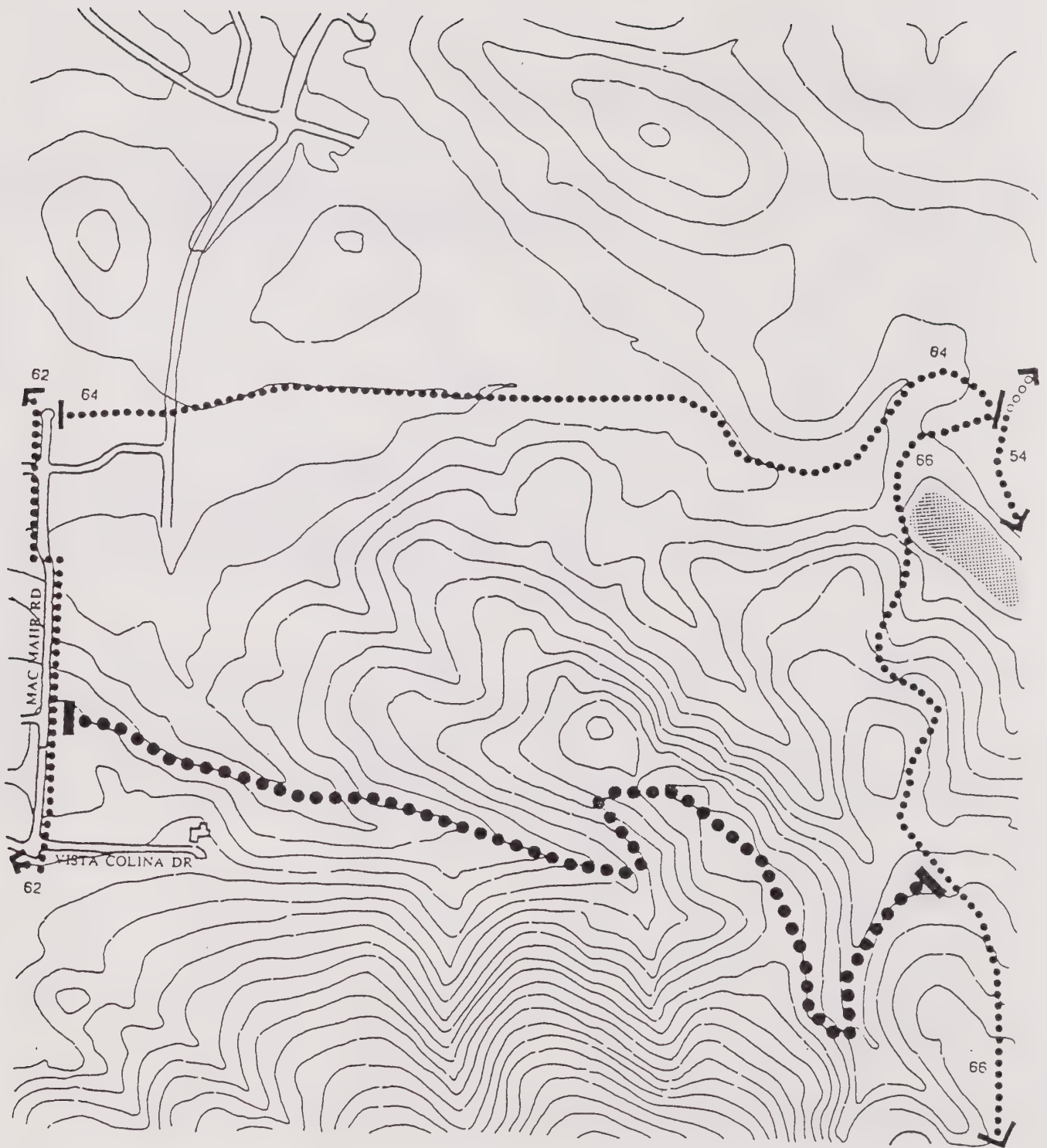
SEGMENT NO.: 64

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 65

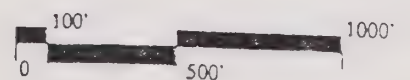
<i>Location/Siting Criteria:</i>	A trail beginning at segment number 62 at MacMahr Road traveling east to end just south of Discovery Lake connecting with segment number 66.
<i>Length:</i>	4,400 L.F. 0.8 Miles
<i>Existing Context:</i>	Moderate slopes.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	This route runs through open space associated with the Rancho Vera Cruz development on an existing dirt road above and north of the riparian area below Discovery Lake. A dry pond occurs along the proposed alignment at the west end at MacMahr Road and north of an olive grove. Measure 2.
<i>Shared Use Needs:</i>	S.D.G.& E. Powerline Easement
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$156,200



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 65

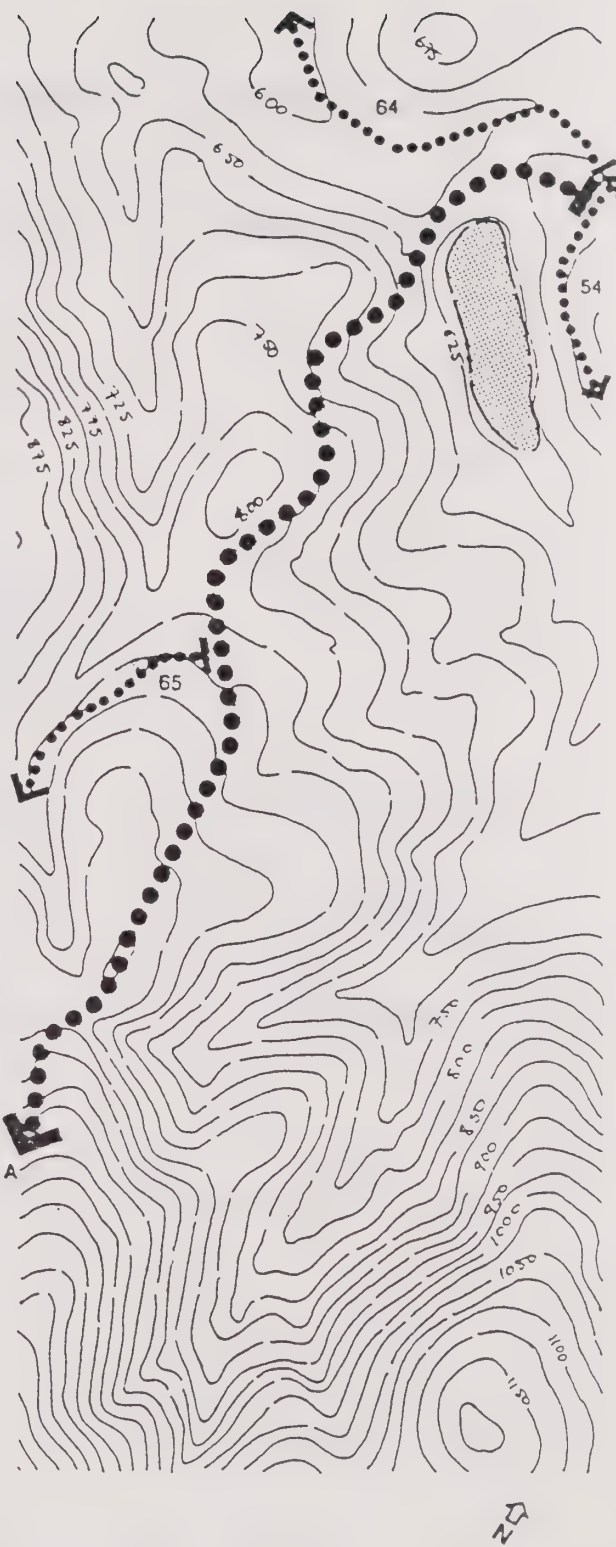
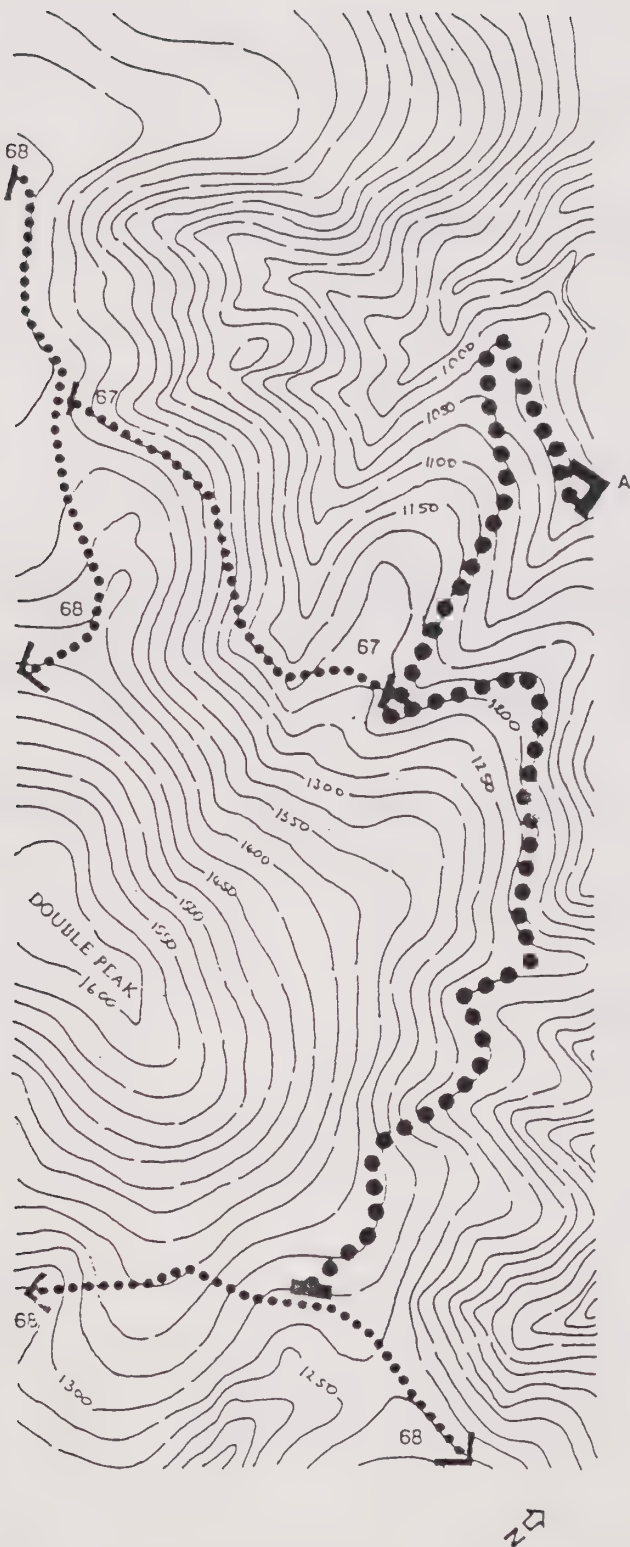
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 66

<i>Location/Siting Criteria:</i>	This segment starts on the north side of Discovery Lake travels around the west side of the lake and then turns south along an existing road past a water tank and ends at segment number 68.
<i>Length:</i>	8,800 L.F. 1.7 Miles
<i>Existing Context:</i>	Steep slopes.
<i>Archaeological Review:</i>	(W-2613) Rock wall, possible hunting blind. It is unclear whether the hunting blind is still extant. Trail alignment should take care to avoid this site. Prior to implementation of this segment an archaeologist certified by the Society of Professional Archaeologists will field stake the site and, in conjunction with the City, determine appropriate construction and alignment.
<i>Biological Review:</i>	A link on the north face of the southern hills, running along the small lake in open field habitat then entering dense, mixed chaparral with Summer-Holly and Coast White-Lilac. This route follows existing trails most of its length but does involve additional blazing. An isolated and disjunct population of Orcutt's Linanthus grows near the crest, along the trailside and would likely be extirpated without a minor detour for the trail either up-slope or down slope for a distance of forty yards. Measures 1,2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$312,400

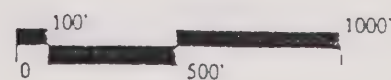




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 66

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 67

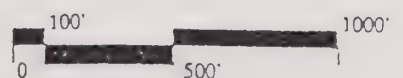
<i>Location/Siting Criteria:</i>	A connector between segment numbers 66 and 68 following the 1250 contour line.
<i>Length:</i>	1,600 L.F. 0.3 Miles
<i>Existing Context:</i>	Moderate to steep slopes
<i>Archaeological Review:</i>	(W-3134; SDi-9128) Lithic quarry: outcrop and scatter. Trail alignment should be limited to the existing network of dirt roads within the area. Prior to implementation of this segment an archaeologist certified by the Society of Professional Archaeologists will field stake the site and, in conjunction with the City, determine appropriate construction and alignment.
<i>Biological Review:</i>	A short cross link trail in chaparral without current trails. Measures 1,2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$56,800



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 67

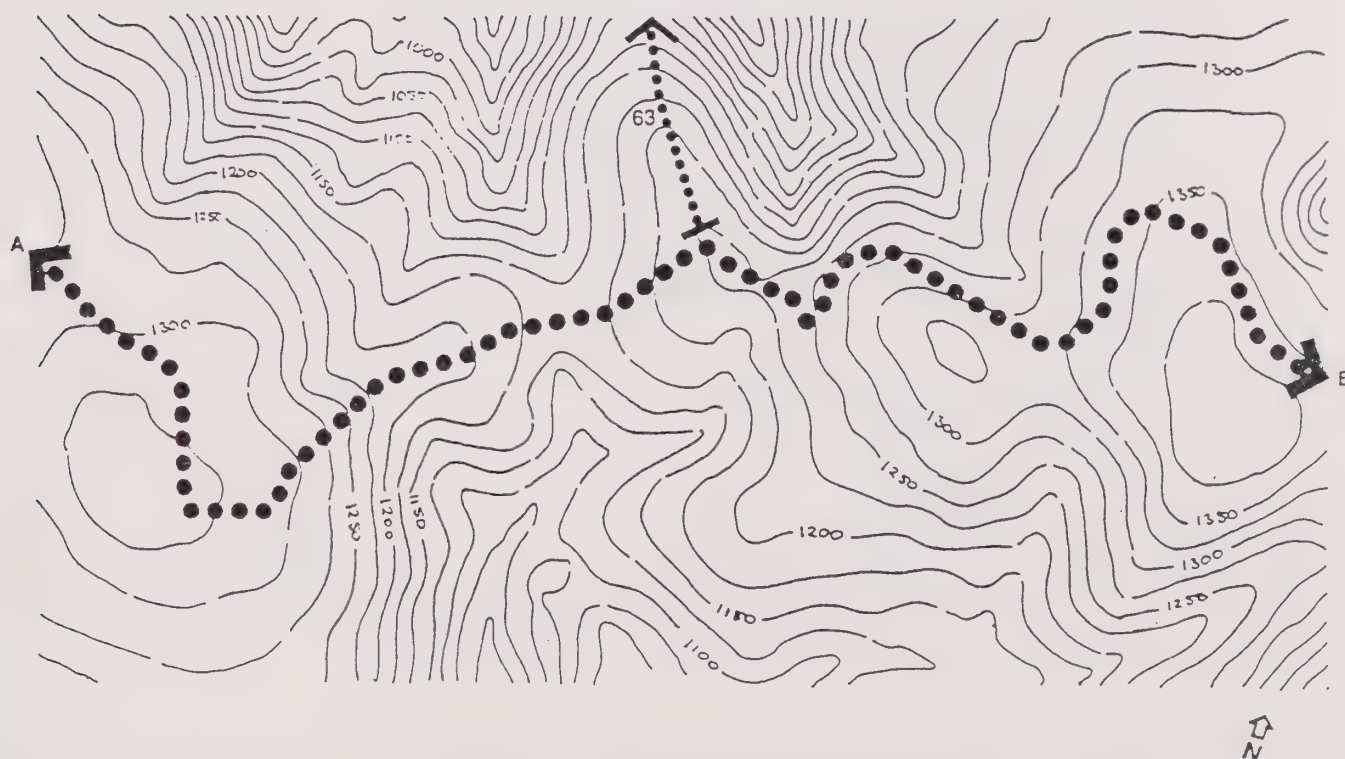
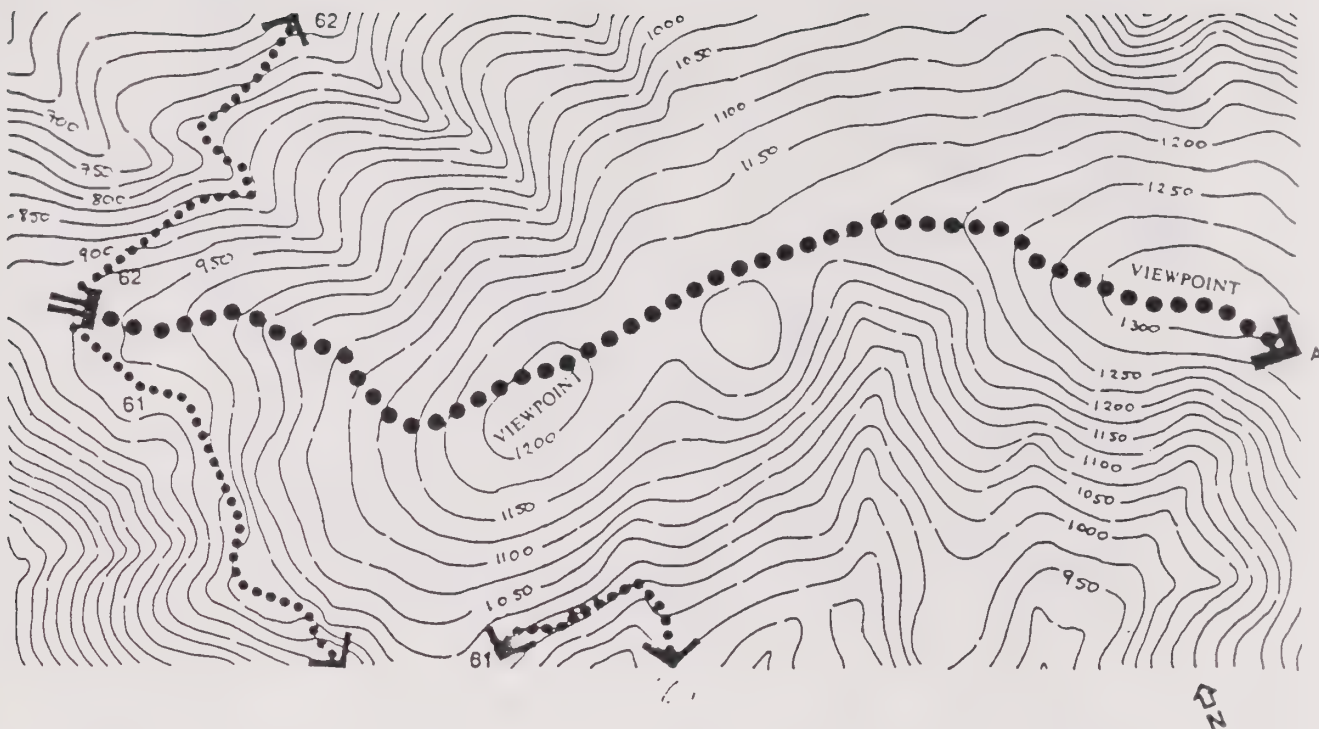
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 68

<i>Location/Siting Criteria:</i>	From Twin Oaks Valley Road southeast of South Lake westward along the main ridgeline which dominates the south of the city. The trail will pass through the future Double Peak Regional Park (R2) and continue west to end at the intersection of segment numbers 61 and 62 just to the east of Lake San Marcos.
<i>Length:</i>	19,800 L.F. 3.8 Miles
<i>Existing Context:</i>	The trail alignment passes through areas which are all currently undeveloped. There are many existing dirt roads along the ridgeline which could in places become the final trail. There are many steep slopes, often in excess of 25 percent. The trail will be surrounded ultimately by the San Elijo Ranch residential development.
<i>Archaeological Review:</i>	(W-3134/SDi-9218, W-3177/SDi-9280, SDi-11005) Lithic quarry; outcrop and scatter, lithic quarry and dense scatter, lithic procurement area/associated scatter. Two of these sites are large lithic quarries with associated scatter. All trails should stick to the existing network of dirt roads in the area. Prior to implementation of this segment an archaeologist certified by the Society of Professional Archaeologists will field stake the site and, in conjunction with the City, determine appropriate construction and alignment.
<i>Biological Review:</i>	This ridge top link follows, for the most part, existing dirt trails in the hills above Questhaven Road. This link will involve sensitive Coast White-Lilac ( <i>Ceanothus verrucosus</i> ) dominated chaparral and will require sensitive placement of the trail. Measures 1,2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$702,900

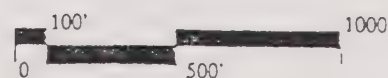


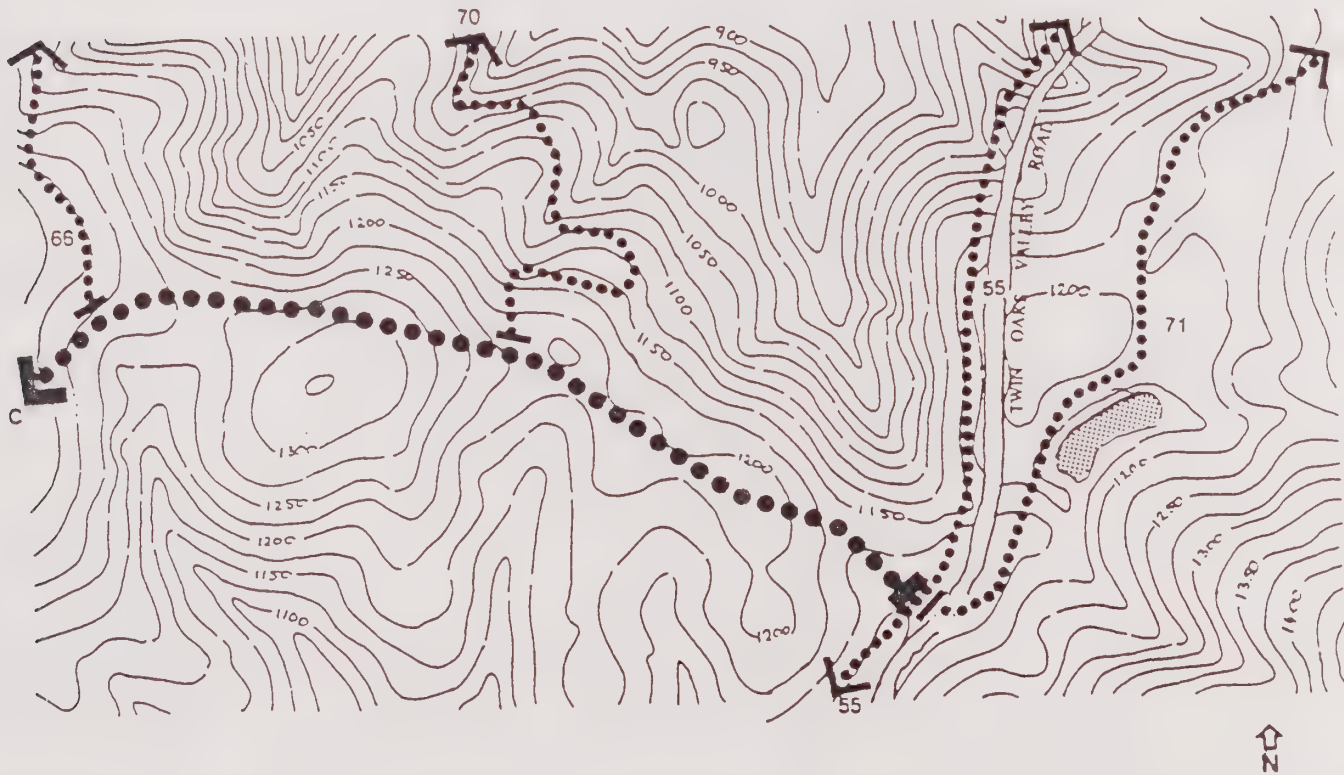
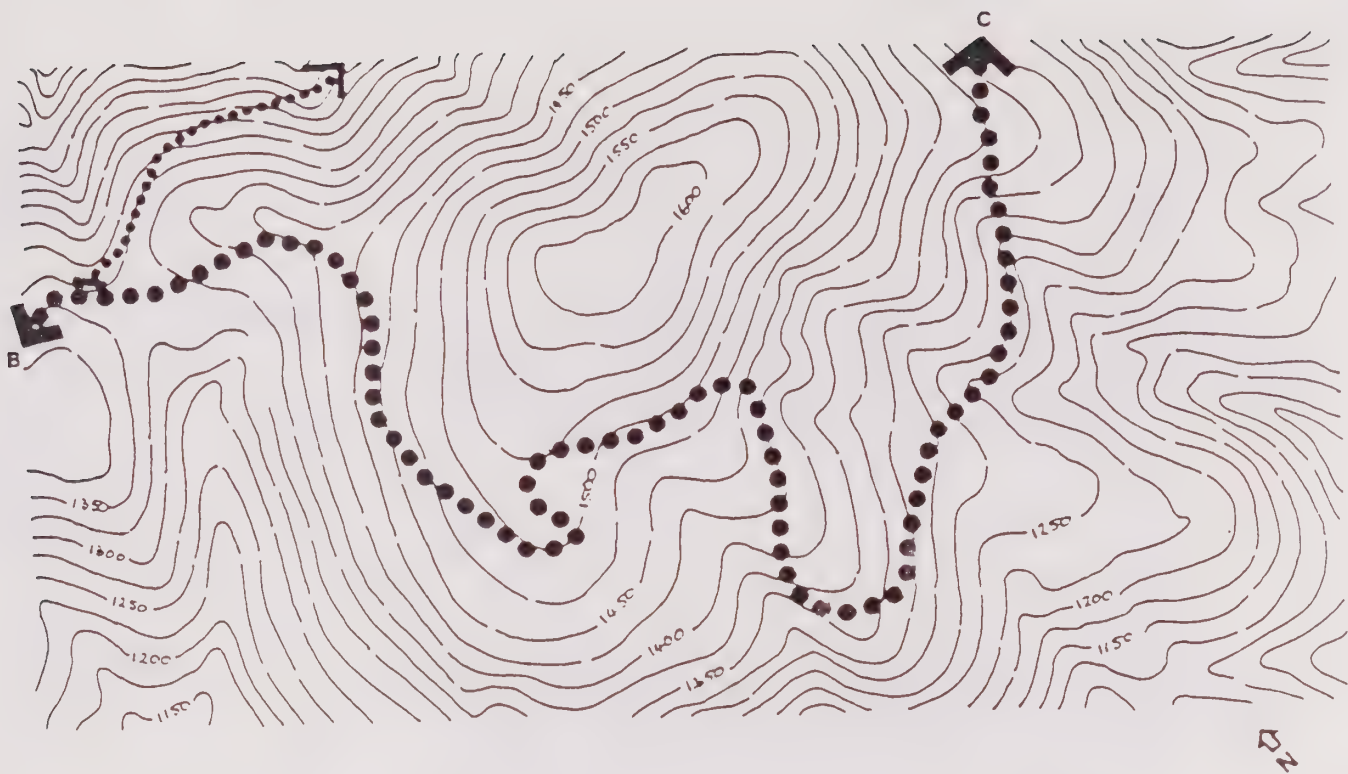


# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 68 (1 of 2)

WALLACE ROBERTS & TODD  
1991

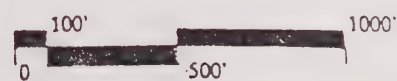




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 68 (2 of 2)

WALLACE ROBERTS & TODD  
1991

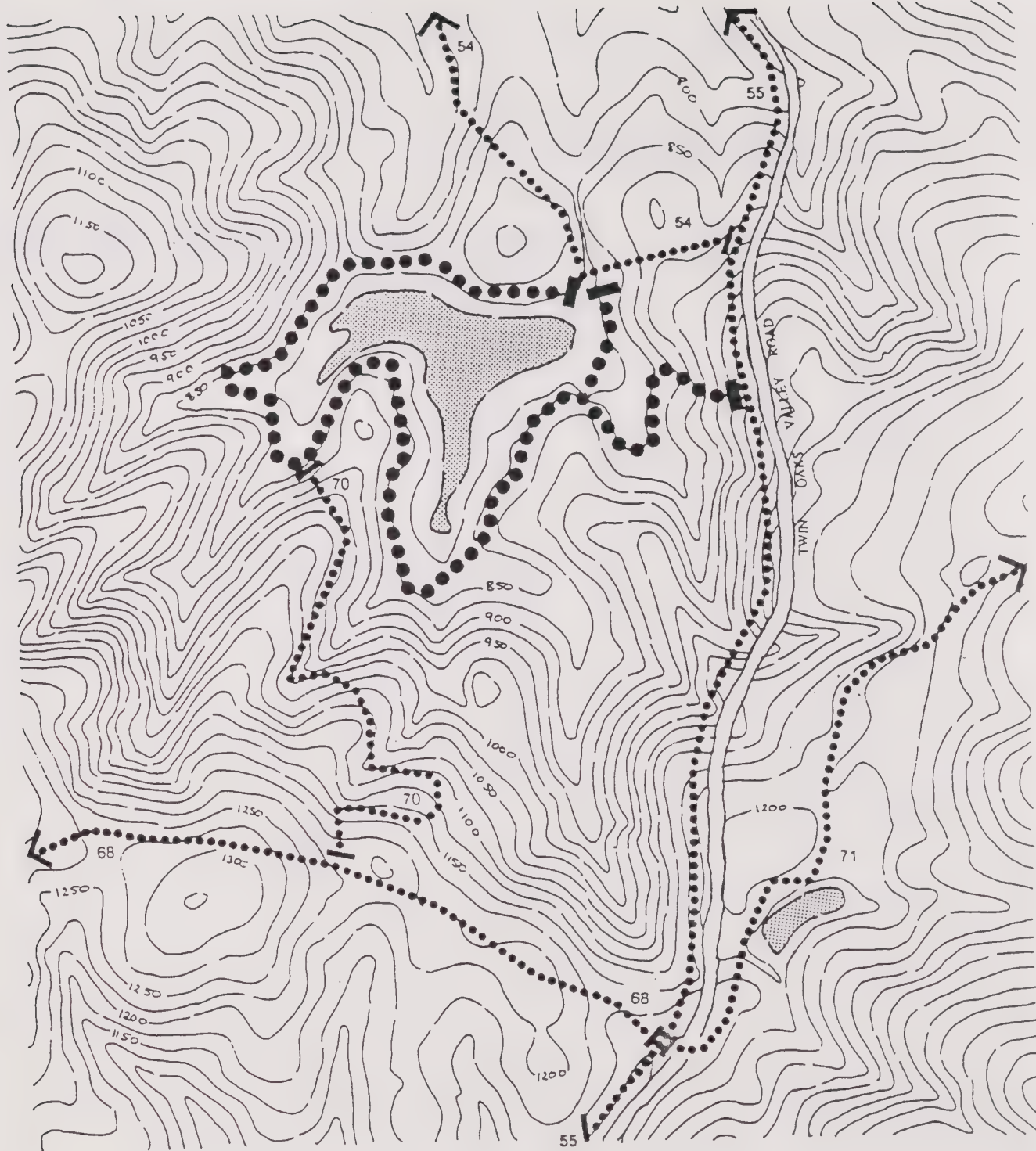




## SAN MARCOS TRAILS SEGMENT NO. 69

<i>Location/Siting Criteria:</i>	This segment forms a complete loop around South Lake, connecting with segments 54, 55 and 70.
<i>Length:</i>	5,600 L.F. 1.0 Miles
<i>Existing Context:</i>	Moderate to slopes, existing dirt road.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A link which follows a dirt road about a small pond in a chaparral area.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$198,800





# CITY OF SAN MARCOS TRAILS MASTER PLAN

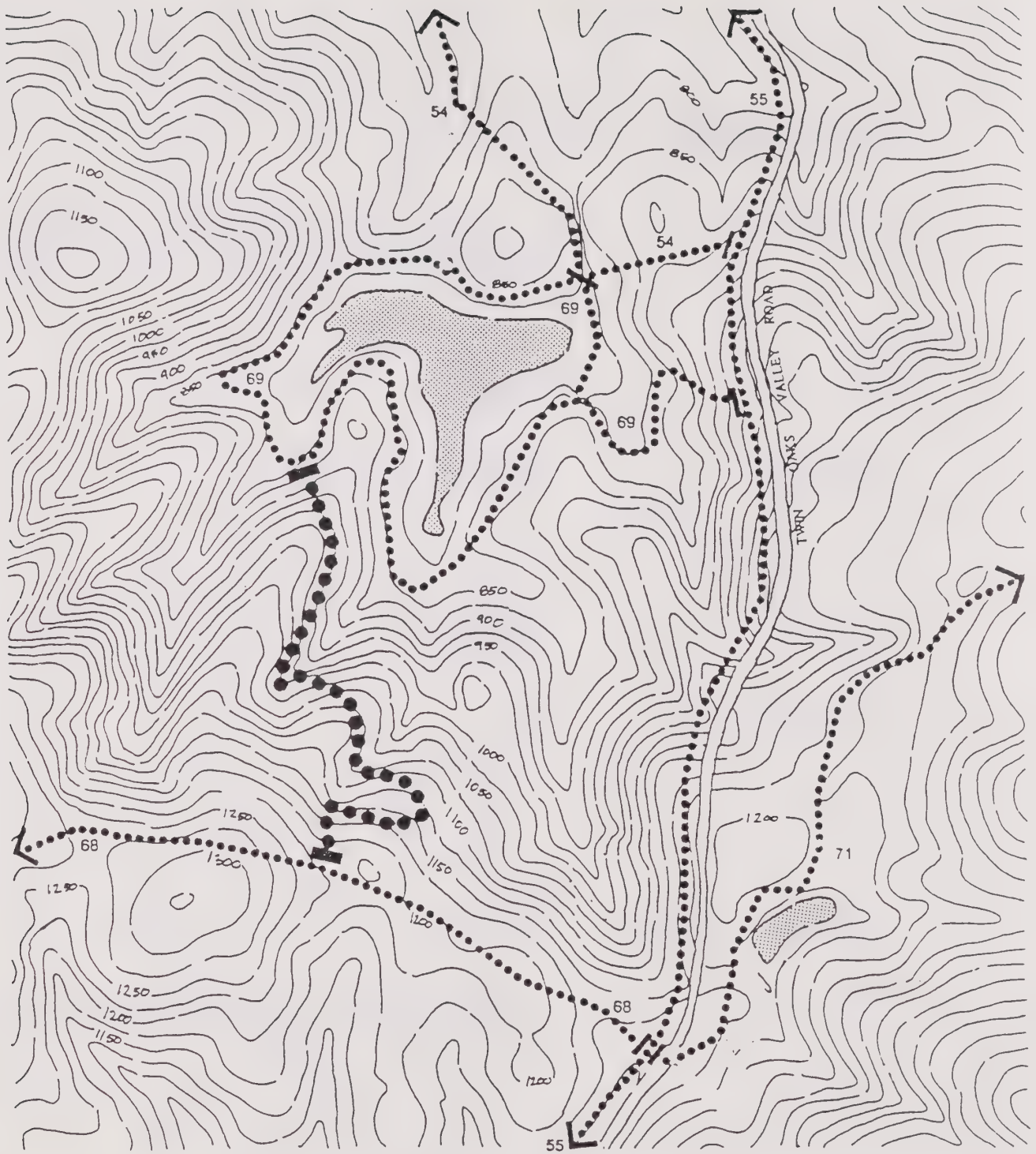
SEGMENT NO.: 69

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 70

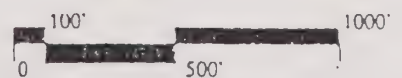
<i>Location/Siting Criteria:</i>	From South Lake, connecting to segment number 69, this link climbs in a southerly direction to join with segment 68 along the ridgeline
<i>Length:</i>	2,000 L.F. 0.4 Miles
<i>Existing Context:</i>	Open space
<i>Archaeological Review:</i>	
<i>Biological Review:</i>	A shortcut through heavy chaparral with Summer Holly possibly present. Measures 1,2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$71,000



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 70

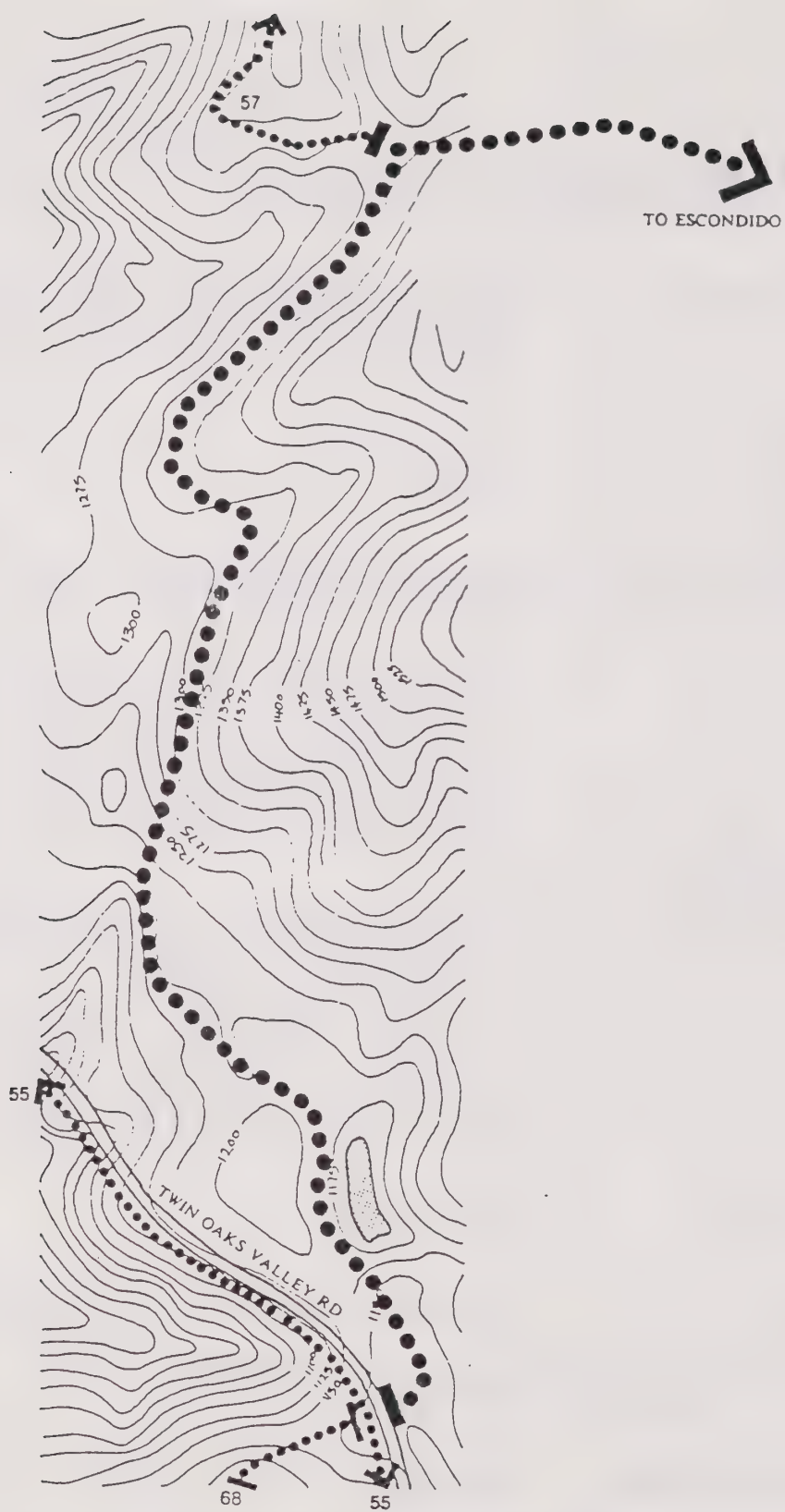
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 71

<i>Location/Siting Criteria:</i>	A continuation of segment 57 this trail winds west along the northern base of Mt. Whitney and turns south towards an existing pond, eventually, linking up with the Twin Oaks Valley Road Trail segment number 55.
<i>Length:</i>	5,000 L.F. 1.0 Miles
<i>Existing Context:</i>	Moderate and steep slopes.
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	This link follows existing dirt roads in chaparral vegetation in the southern hills.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$177,500
<i>Notes:</i>	Alignment and implementation of this segment subject to conditions of City Road Improvement Study in Coronado Hills and Washingtonian Drive and Ocean View Road.

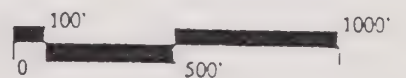




# CITY OF SAN MARCOS TRAILS MASTER PLAN

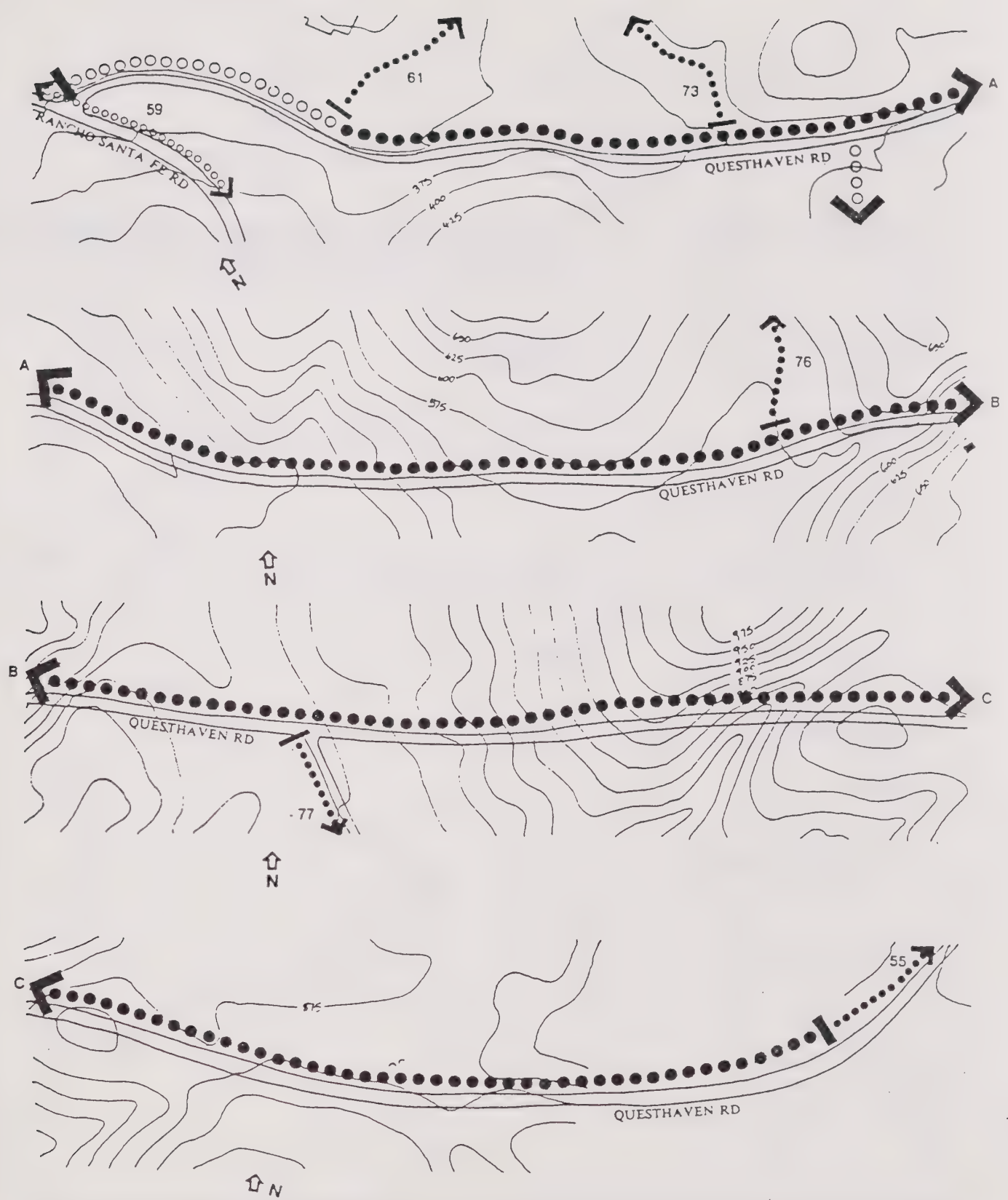
SEGMENT NO.: 71

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 72

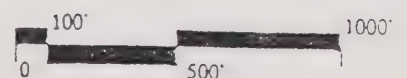
<i>Location/Siting Criteria:</i>	This trail link travels the northern edge of the new alignment of Questhaven Road east from Rancho Santa Fe Road and ends where segment 55 continues north along the western edge of Twin Oaks Valley Road.
<i>Length:</i>	15,000 L.F. 2.8 Miles
<i>Existing Context:</i>	Moderate slopes, undeveloped land.
<i>Archaeological Review:</i>	(SDi-4495, SDi-4499) Large lithic quarry scatter, San Dieguito quarry site. This may be one large quarry site that exists on both sides of Questhaven Road. The trail should be located along the shoulder of the road at this point to avoid further impacting the site. Prior to implementation of this segment an archaeologist certified by the Society of Professional Archaeologists will field stake the site and in conjunction with the City, determine appropriate construction and alignment.
<i>Biological Review:</i>	This link follows along the north side of the future Questhaven easterly extension, involving mostly sage scrub vegetation. Near the west end of the alignment it joins the existing roadway sage scrub and scattered oaks. Substantial community has been generated against the realignment of Questhaven Road. <i>Ceanothus verrucosus</i> is abundant along this route with <i>Adolphia californica</i> localized at xeric locales. <i>Artemisia palmeri</i> grows in the creeks along Questhaven's existing road with extensive Oak Woodland. Measures 1,2,3.
<i>Shared Use Needs:</i>	Road right of way
<i>Corridor Type:</i>	Urban Trail and Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$532,500



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 72

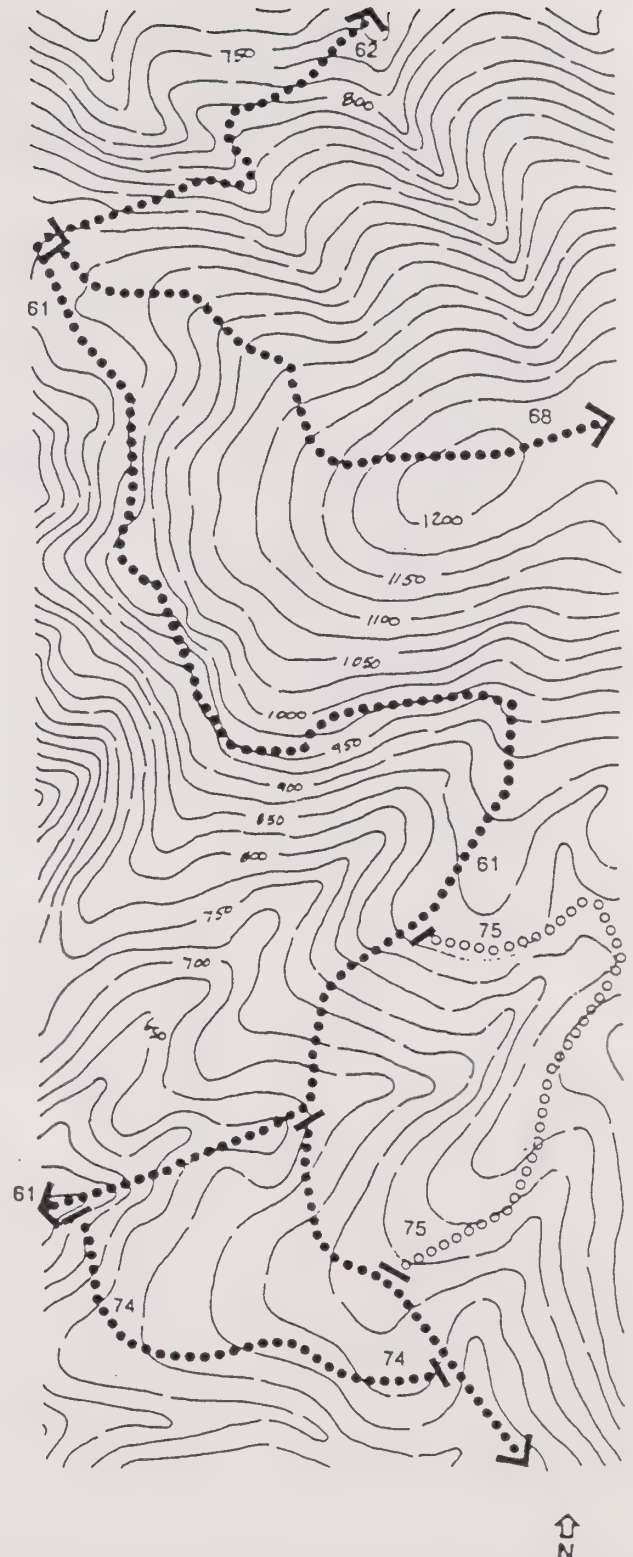
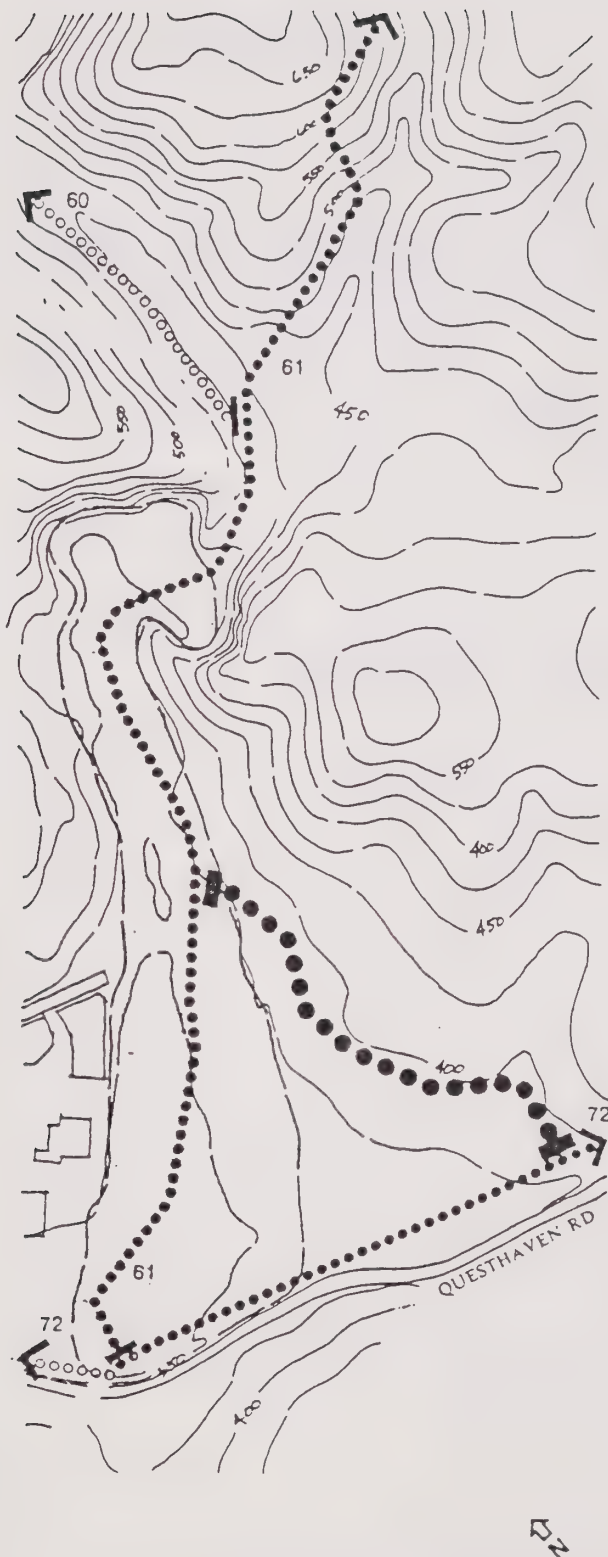
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 73

<i>Location/Siting Criteria:</i>	A connector loop trail which branches off of segment 61 at the end of La Costa Meadows Drive and traverses southeasterly ending at the Questhaven Road trail.
<i>Length:</i>	1,600 L.F. 0.3 Miles
<i>Existing Context:</i>	Moderate and steep slopes, existing dirt trails.
<i>Archaeological Review:</i>	
<i>Biological Review:</i>	Short link leading away from San Marcos Creek. See above notes on segment 61. Measures 1, 2, 3.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$56,800

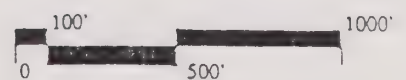




# CITY OF SAN MARCOS TRAILS MASTER PLAN

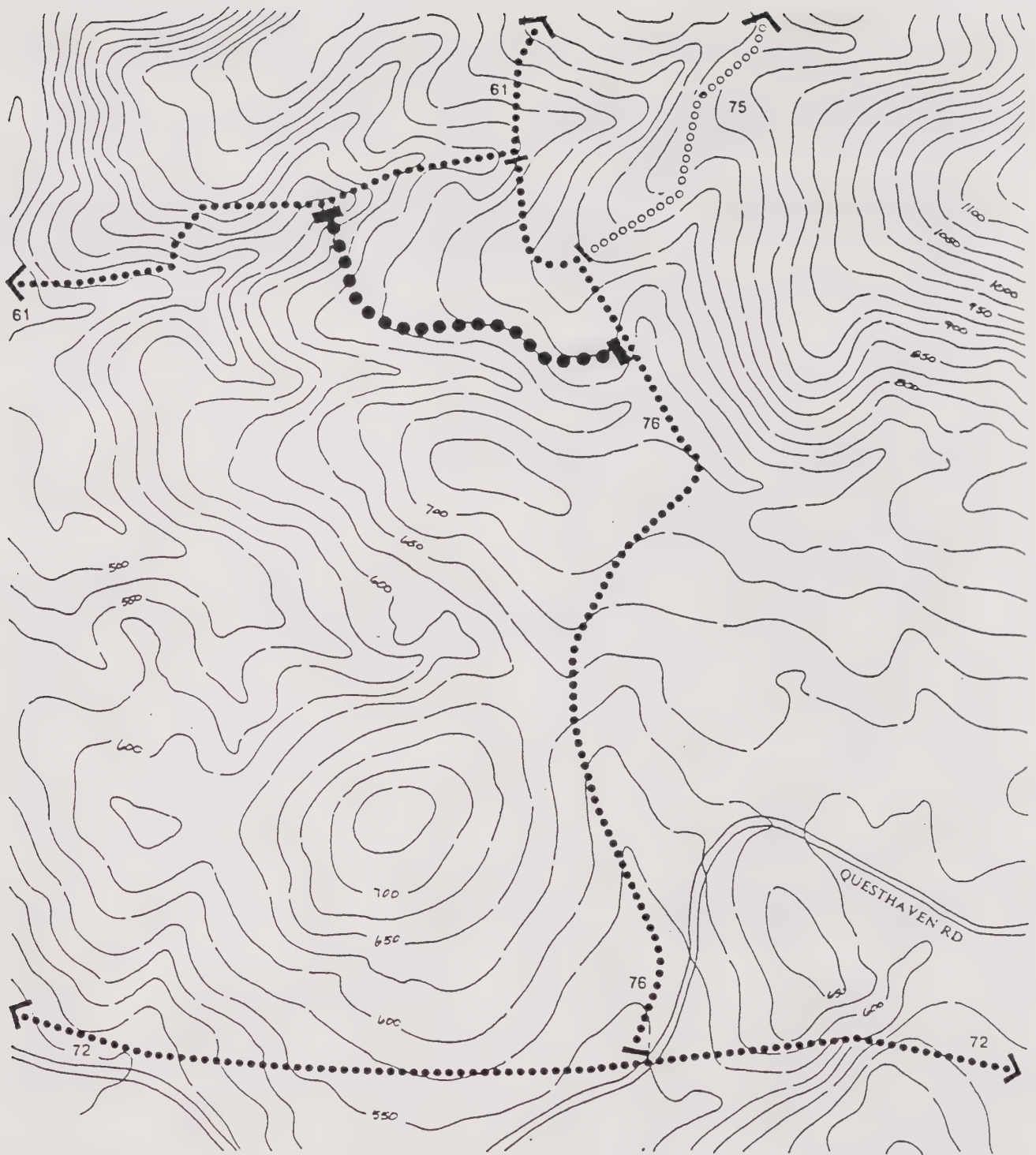
SEGMENT NO.: 73

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 74

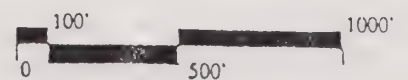
<i>Location/Siting Criteria:</i>	A short connector trail that links segments numbers 61 and 76.
<i>Length:</i>	1,600 L.F. 0.3 Miles
<i>Existing Context:</i>	Steep slopes
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A short link with no significant impacts.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$56,800



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 74

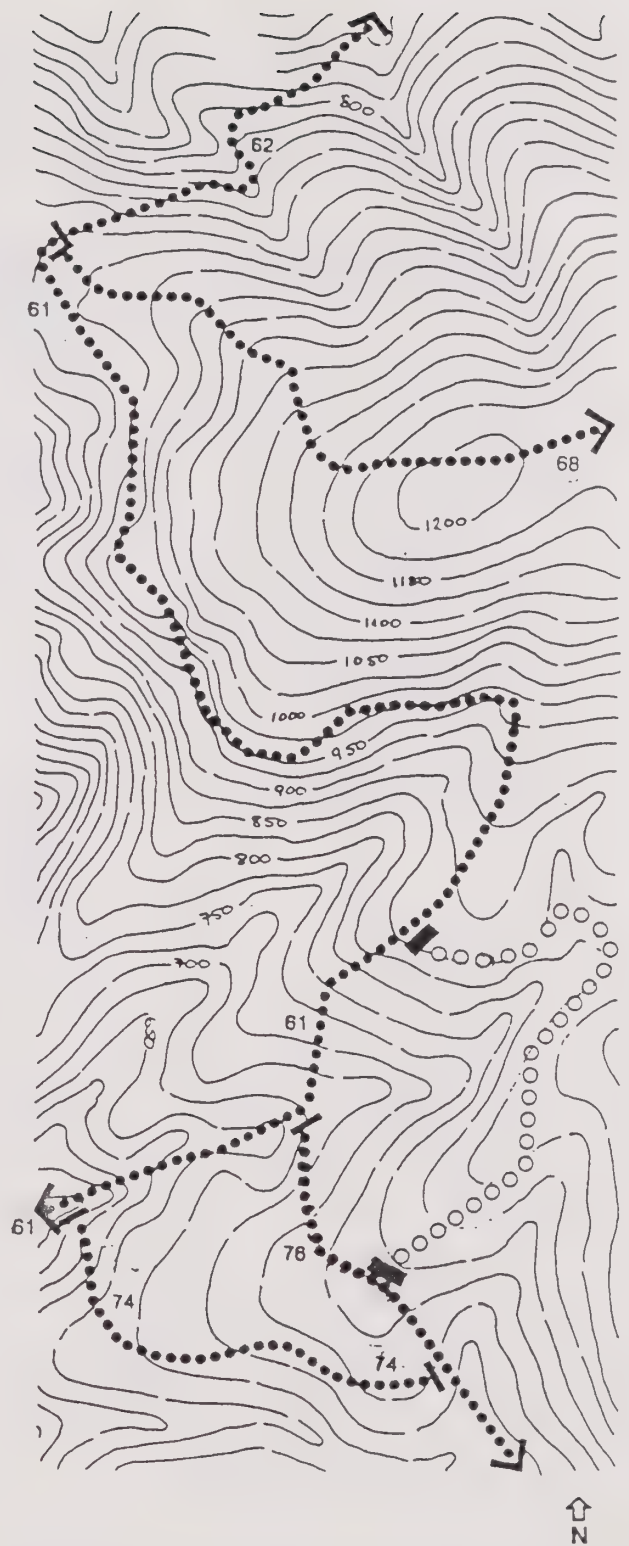
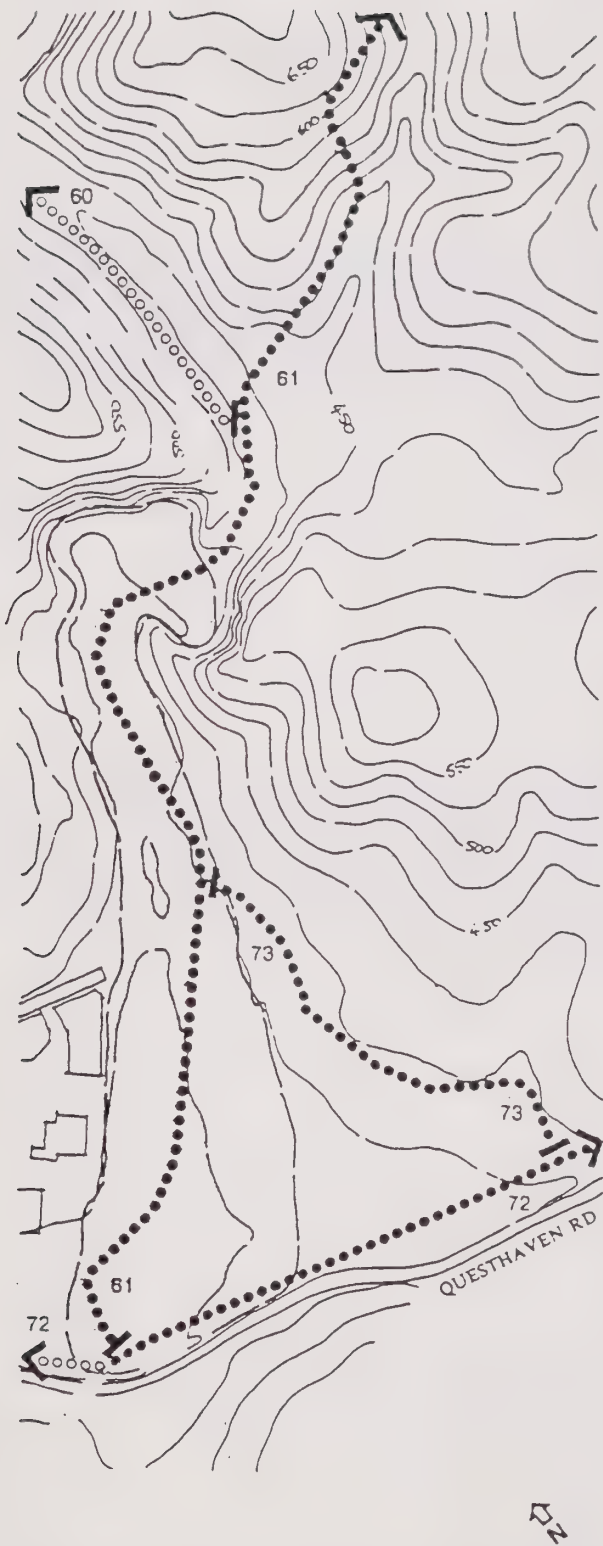
WALLACE ROBERTS & TODD  
1991



SAN MARCOS TRAILS SEGMENT NO. 75

<i>Location/Siting Criteria:</i>	A connector segment winding easterly away from segment number 61 along an existing dirt road and around the perimeter of a drainage valley on the southwest side of Double Peak to end at segment number 76.
<i>Length:</i>	2,800 L.F. 0.5 Miles
<i>Existing Context:</i>	Existing dirt road
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	A short link in sage scrub and chaparral on existing dirt roadway. Measures 1,2.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Urban Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$82,600

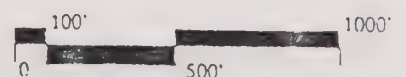




# CITY OF SAN MARCOS TRAILS MASTER PLAN

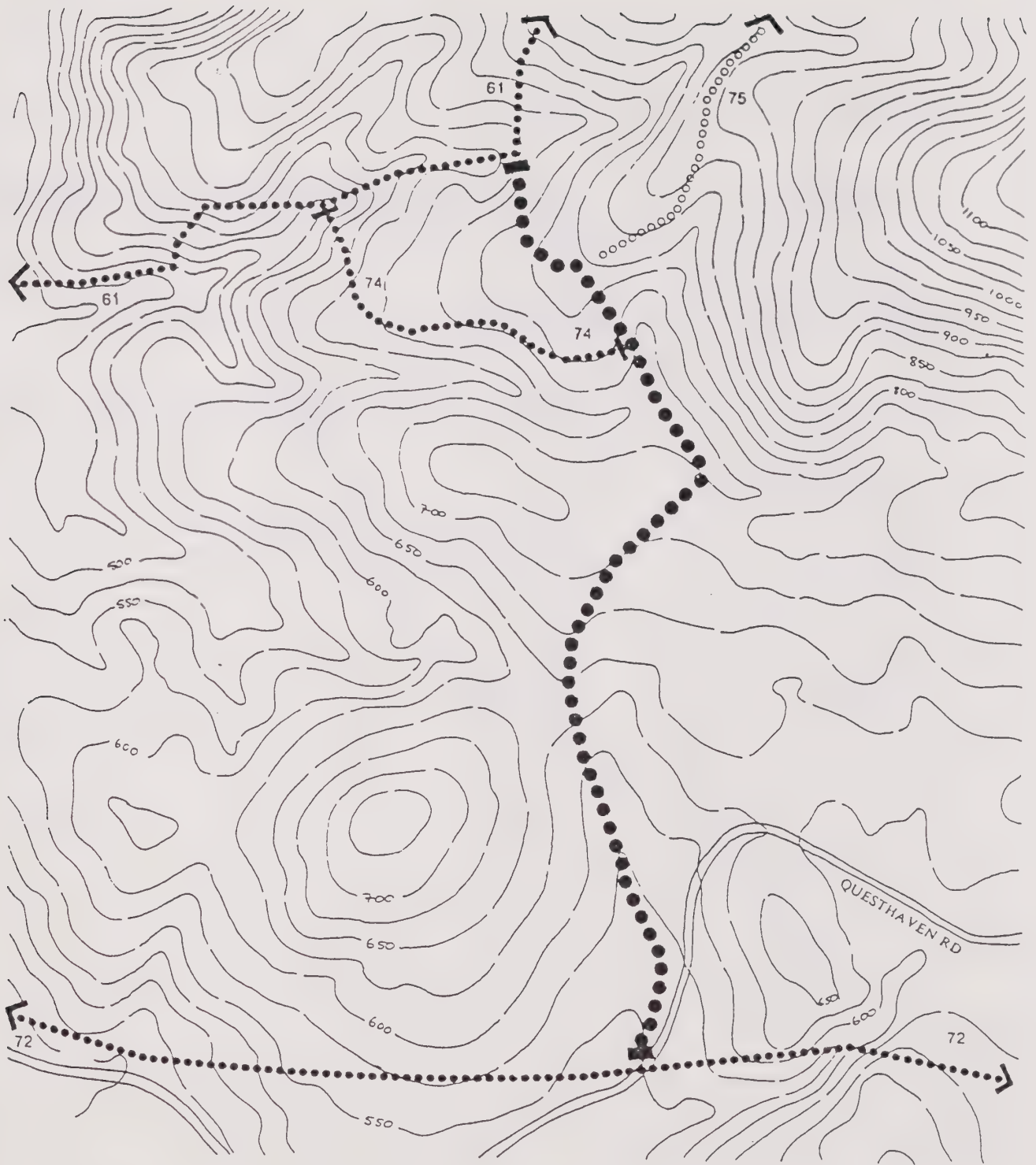
SEGMENT NO.: 75

WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 76

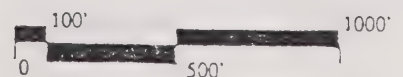
<i>Location/Siting Criteria:</i>	This trail segment connects segments 61, 74 and 75 with segment 72 at Questhaven Road. It starts at the southwest base of the most western mountain in the Double Peak Range, follows an existing dirt road southeast until it breaks off from the dirt road and switchbacks to the west continuing south to Questhaven Road.
<i>Length:</i>	4,000 L.F. 0.8 Miles
<i>Existing Context:</i>	Moderate and steep slopes
<i>Archaeological Review:</i>	N/A
<i>Biological Review:</i>	This link follows a disturbed, cleared waterline alignment, running through sage scrub, and higher up, through chaparral. Comarostaphylis diversifolia occurs along the east side of the alignment, as does a field with California Adder's-tongue Fern. California Gnatcatcher territories lie on the west side of this link. Following the disturbed alignment should pose no impacts.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>APN:</i>	
<i>Improvement Cost Estimates:</i>	\$142,000



# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 76

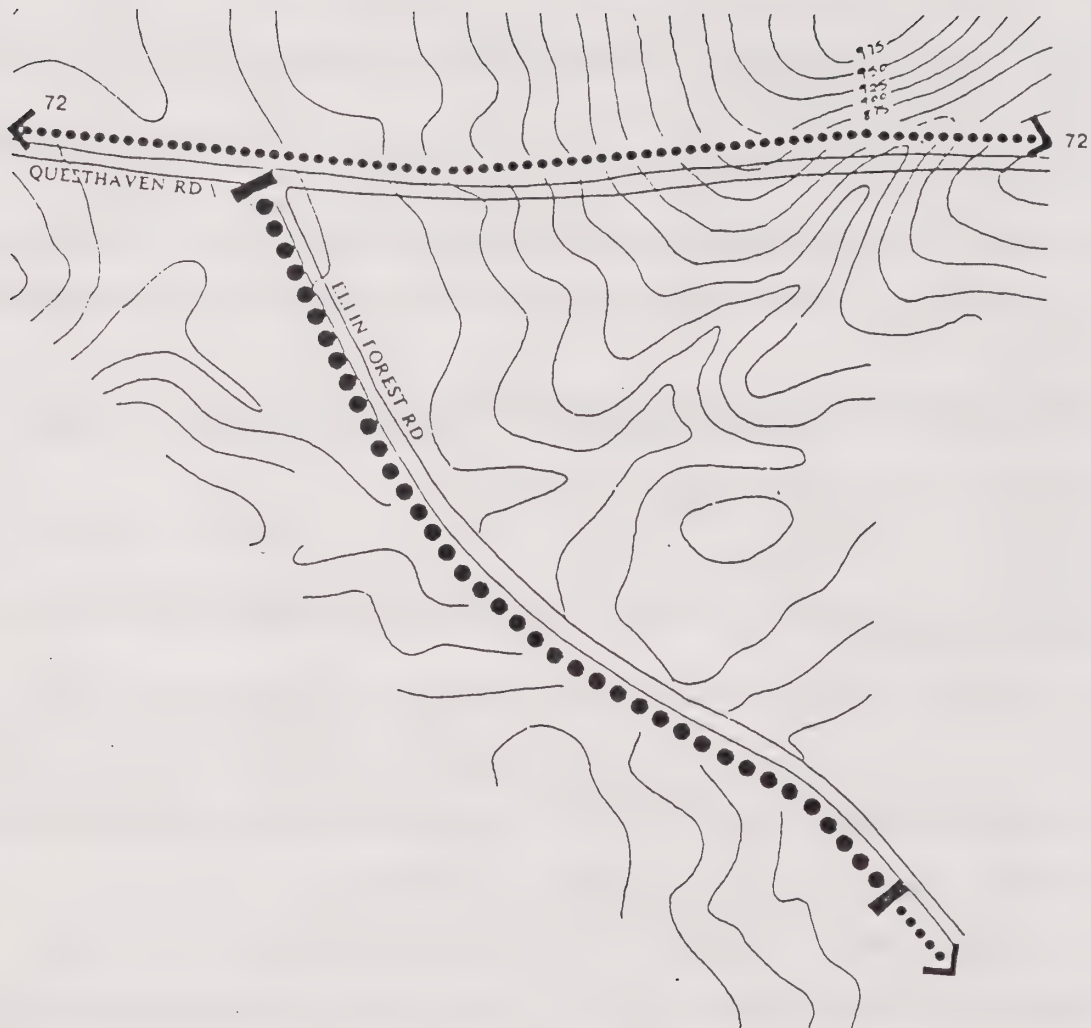
WALLACE ROBERTS & TODD  
1991



## SAN MARCOS TRAILS SEGMENT NO. 77

<i>Location/Siting Criteria:</i>	From Elfin Forest Park at Questhaven Road, connecting to segment number 72, heading southeast along the west side of Elfin Forest Road.
<i>Length:</i>	2,500 L.F. 0.5 Miles
<i>Existing Context:</i>	Alongside existing road through open space and agricultural areas
<i>Archaeological Review:</i>	
<i>Biological Review:</i>	Alongside existing road. No significant impact.
<i>Shared Use Needs:</i>	N/A
<i>Corridor Type:</i>	Multiuse Trail
<i>A.P.N.:</i>	
<i>Improvement Cost Estimates:</i>	\$88,800

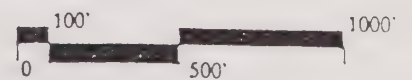




# CITY OF SAN MARCOS TRAILS MASTER PLAN

SEGMENT NO.: 77

WALLACE ROBERTS & TODD  
1991



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## ACKNOWLEDGEMENTS

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## APPENDIX A: TRAILS MAINTENANCE COSTS

## APPENDIX A: TRAILS MAINTENANCE COSTS

There is considerable difference among the cities and special districts with respect to yearly budgets for maintenance and operations (M/O), depending on the trail type and the extent to which volunteer labor is used. For example:

Budget/Mile/YearCity/Jurisdiction

\$2,500/mi./yr.	The County of Ventura operates and maintains a short trail of approximately ten miles at Ojai. This trail has parallel adjacent paved and unpaved sections separated by a rail fence. Long term maintenance costs are currently estimated by the County at \$2,500 per mile per annum. The County utilizes work-release program (minor misdemeanors) labor to assist in trails maintenance, especially in trash pickup. The cost estimate includes fence repairs, weed control through twice annual spraying, and surface repairs.
N/A	The City of Burbank and the City of Glendora do not have annual budgets for trail M/O. Volunteers do all of the work and provide all tools and supplies.
\$2,000/mi./yr.	The City of Fontana allocates funds for trail M/O including personnel and supplies, totaling \$2,000 per mile per year. There is an additional outlay of \$300 for tools. Finally \$144 is designated for an ongoing series of "nature walks." Nine walks are scheduled in a year. A guide is paid \$8 an hour to lead these two-hour walks. Fontana's total annual budget is \$5,444 for its 2.5-mile trail system.
\$6,667/mi./yr.	The City of Montebello does not actually pay to maintain its trail system. Since the trail borders a flood control channel, the County of Los Angeles has jurisdiction over the area. County sources indicate it costs \$10,000 per year to maintain and operate the 1.5 mile trail system in Montebello.
\$2,029/mi./yr.	The City of Poway allocates \$71,000 for the M/O of their 35-mile trail system. This figure is likely to increase because the City is seeking to extend the length of the trails. The California Conservation Corps helps Poway city employees to maintain the trail system and perhaps keep M/O costs from rising to high.
\$20,000/mi./yr.	The City of Rancho Cucamonga spends the most money per mile, \$100,000 annually, for trail system M/O. Their trail is the only one that consists of 100 percent compacted granite that is 4 inches deep and 20 feet wide, and is lighted. The trail is bounded along its entire length by PVC (polyvinylchloride) and concrete rails for safety. The city maintains a tractor, dump truck, and a pickup truck for trail upkeep. Finally Rancho Cucamonga is the only city that does not utilize volunteer labor. The M/O work is contracted out by the city. All of these factors contribute to a relatively high annual M/O budget.
\$1,429/mi./yr.	The City of Whittier is similar to the City of Montebello, in that the County of Los Angeles has responsibility for trail system M/O. The crucial difference is that Whittier actually contracts "with the county, and utilizes Fire Camp workers to help with M/O." County sources indicate a total of \$5,000 is spent on annual M/O for Whittier.
N/A	The community of Valencia is unique among the surveyed areas. The homeowners there pay property tax assessment fees that go into a Landscape Maintenance District fund (LMD No. 8) to cover costs of M/O. A specific dollar amount for annual M/O costs could not be determined since the work is contracted out to a management company that cares for the landscape, pools, trails, etc. without separating each into a particular category.

\$7,000/mi./yr.

The East Bay Regional Park District, located in the East San Francisco Bay region, has the largest trail system of the jurisdictions surveyed, totaling 1,000 miles over 35 different communities. The regional trail system was formed in the early 1970s. Many of the trails are multiuse trails and are located on right-of-ways owned by other agencies. The District enters into license agreements (usually 25 years) with railroad, canal, water district, and utilities districts, most of whom do not require payment of the easement rights. The District tries to get easements or fee title through dedication and consider this method the best. Sometimes the Agency leases easements. The Agency estimates that its annual maintenance costs, including staff and equipment, is \$7,000 per mile for a paved path. Natural paths are less costly to maintain. Homeowner associations will maintain adjacent landscaping if they desire better than standard landscaping.

Source: Wallace Roberts & Todd; Economics Research Associates.





APPENDIX B: ECONOMICS RESEARCH ASSOCIATES  
MEMORANDUM



TO: Tom Bandy, Willdan Associates

FROM: Bill Anderson, Economics Research Associates

RE: San Marcos Park Master Plan Acquisition, Development,  
and Maintenance Costs

DATE: September 7, 1989

---

In response to additional City staff comments since our last memorandum dated August 31, 1989, we have revised our park and trail system acquisition, development, and maintenance cost estimates once again. Specifically, City staff wanted to add some new elements to the trail system cost estimates. While responding to this request, WRT made some additional revisions to their park facilities cost estimates.

As before, park land acquisition cost estimates are based on recent land sales in San Marcos, as presented in Appendix A, depending on the amount of land to be acquired, the underlying zoning, or surrounding land uses as described by city staff. In addition, we have reviewed recent industrial lot sales to estimate acquisition costs for Mission Park and Hollandia Dairy Park. Improvements and facilities cost estimates are based on revised input from Wallace, Roberts, and Todd, as presented in Appendix B. All cost estimates in this memorandum are presented in 1989-1990 dollar value.

Land acquisition estimates are based on general per acre value assumptions in order to estimate aggregate park land acquisition costs and should not be interpreted to reflect the actual land value of any particular parcel.

## PARK DEVELOPMENT COST ESTIMATES

### 1990 to 1995

The revised total park acquisition and development cost estimate for the period 1990 to 1995 is almost \$67,852,000, as presented in Table 1. This translates into approximately \$265,000 per acre which is within the cost range (including land) of parks recently developed, under-construction, or planned in selected San Diego County cities, presented in Appendix C.

The trail system during this period is estimated to cost approximately \$6,372,000 to acquire and develop, as presented in Table 1.

Actual acquisition and development costs should be less since cities typically acquire much of their park land and especially their trail system easements through dedication negotiated in development agreements. We have attempted to exclude land cost

## Maintenance Costs

### Parks:

According to the City's 1988-1989 budget, San Marcos spends approximately \$403,000 a year to maintain 65 acres of park land and 80 miles of parkway. Assuming the 80 miles of parkway equals approximately 194 acres of land, (80 miles x 5,280 feet x 20 feet of right-of-way divided by 43,560 feet in an acre), the City spends the equivalent of \$1,555 per acre to maintain park land in 1989. This maintenance cost is less than the estimated \$2,060 per acre Vista spends on park maintenance, and significantly less than the \$5,600 per acre San Juan Capistrano spends on park maintenance, as examples. Assuming the City of San Marcos would like to increase its level of park maintenance as it develops a larger and more sophisticated park system, we assume a factor of \$3,000 per acre for future park maintenance.

Therefore, it is estimated that by 1995, San Marcos will need to budget a total of \$966,000 to maintain 322 acres of park land in 1995, and \$1,668,000 to maintain 556 acres of park land in 2005.

### Trails:

Based on the experience in Poway with its trail system, and reviewing the budgets for street landscaping maintenance in other cities as references, it is estimated that trail system maintenance equals approximately \$2,050 per mile per year.

Therefore, it is estimated that by 1995, the City of San Marcos will need to budget approximately \$115,000 to maintain 43 miles of trail system and 9 acres of mini-parks (maintenance costs for mini-parks was based on a \$3,000 per acre factor), and by year 2005, the City will need to budget approximately \$305,000 to maintain approximately 115 miles of trail system and 23 acres of mini-parks.

## Summary Program and Maintenance Costs

In summation, the estimated 1995 and 2005 annual program and maintenance costs associated with the Parks Master Plan is as follows:

### Year 1995

Programs	\$1,023,000
Parks Maintenance	\$966,000
Trails Maintenance	<u>\$115,000</u>
Total 1995	\$2,104,000

Year 2005

Programs	\$1,920,000
Parks Maintenance	\$1,668,000
Trails Maintenance	<u>\$305,000</u>
Total 2005	\$3,893,000

These estimates do not include additional budget that will be needed for parkway maintenance.

Table 2 presents a summary of development, acquisition, and maintenance costs.



Table 2

SUMMARY PARK SYSTEM COST TABLE  
(in 1989 dollars)

1990 TO 1995	AMOUNT
Park Improvements	\$42,000,000
Park Land Acquisition	25,852,000
Trail Improvements	5,390,000
Trail Easement/Land Acquisition	<u>982,000</u>
TOTAL	\$74,224,000
1995 Program Costs	\$1,023,000
1995 Park Maintenance Costs	966,000
1995 Trail Maintenance Costs	<u>\$115,000</u>
TOTAL	\$2,104,000
1996 TO 2005	
Park Improvements	\$26,060,000
Park Land Acquisition	3,065,000
Trail Improvements	8,186,000
Trail Easement/Land Acquisition	<u>478,000</u>
TOTAL	37,789,000
2005 Program Costs	\$1,920,000
2005 Park Maintenance Costs	1,668,000
2005 Trail Maintenance Costs	<u>\$305,000</u>
TOTAL	\$3,893,000

Source: Wallace, Roberts, & Todd; and Economics Research Associates.



APPENDIX C: SENSITIVE PLANTS AND  
ZOOLOGICAL RESOURCES

## APPENDIX C: SENSITIVE PLANT AND ZOOLOGICAL RESOURCES

### Sensitive Plants

Several rare, endangered, threatened or otherwise sensitive plant taxa are known to occur in the system area. Of the highest rarity are the vernal pool endemics, i.e., *Navarretia fossalis*, *Eryngium aristulatum* ssp. *parishii* and *Brodiaea filifolia*.

#### San Diego *Navarretia fossalis*

Listing:	CNPS List 1B R-E-D Code 1-1-3 State/Fed. Status -- None (California Native Plant Society, Smith and Berg 1988)
Distribution:	Riverside County, San Diego County; Baja California, Mexico
Habitat:	Vernal Pools
Site:	A vigorous population grows in the "J" series of vernal pools near Dillon Road on Otay Mesa. A particularly outstanding, well preserved pool has recently been proposed for protection as a mitigation site, and has been fenced. <i>Orcuttia californica</i> is common in this pool. <i>Navarretia fossalis</i> also grows in conspicuous mounded pools on La Media Road in an area which will probably be graded in 1989. Much of Otay Mesa is now being developed following a frenzy of recent real estate transactions. <i>N. fossalis</i> is now extremely rare on the mesa, growing in only a few of the remaining southernmost pools, including a minor hollow near the northern terminus of Dillon Road. Common in the single, large vernal pool just north of Mastery Road on Camp Pendleton. Also grows in the vast vernal pool near the Ramona Airport; the population is reported to fluctuate dramatically from year to year based on winter and spring rainfall. The small populations in downtown Ramona along Main Street are scheduled for imminent development. Possibly still extant at the highly degraded vernal pool system in San Marcos east of Pacific Street, but could not be relocated in early spring, 1989. Reports of this species on Kearny Mesa are questionable. <i>N. prostrata</i> was found growing in the Kearny Mesa pools -- it's only known occurrence in the county. This site appears to have been leveled recently by construction of a Highway 52 overpass. A specimen was deposited with the San Diego Natural History Museum for <i>N. prostrata</i> . Outstanding vernal pools around the Tijuana Airport immediately south of the border, which contain <i>N. fossalis</i> , probably no longer extant owing to a bi-national effort to develop Otay Mesa.
Status:	Approaching extirpation at most sites.

#### San Diego Button Celery *Eryngium aristulatum* ssp. *parishii*)

Listing:	CNPS List 1B R-E-D Code 3-3-3 State/Fed. Status -- CE/C1
Distribution:	Riverside County, San Diego County, and Baja California
Habitat:	Vernal Pools
Sites:	Usually restricted to vernal pools and radically depleted in numbers of the last two decades on Kearny Mesa. Locally common within some of the remaining pools. In southern Camp Pendleton a small population occurs at Wire Mountain in a vernal pool; hundreds grow in vernal moist grasslands north of Mastery Road; thousands occur on the grassland/beach bluffs north and immediately south of Cocklebur Creek, northward to Las Flores Creek. This still extensive habitat is best developed within a corridor extending 50 yards back from the beach bluffs, with many plants growing in dense patches in open grassland. Presumably, the occasional fogs create a moist environment which supplants the need for temporary spring ponding in vernal pools as seen elsewhere in San Diego County. Grows in "J" series pools on Otay Mesa, but recently extirpated from most locales in this region by unchecked grading and discing following a "land rush" to develop the mesa. Three plants seen in the now heavily degraded and recently disced vernal pools at San Marcos east of Pacific Street.



Status: Substantially declining. The City of San Diego did a very poor job of protecting known and probable sites for the species on Otay Mesa during 1988-1989. The vernal pools in San Marcos show a similar disregard for the presence of this California Endangered Species.

#### Thread-leaf Brodiaea (*Brodiaea filifolia*)

Listing: CNPS List 1B R-E-D Code 3-3-3 State/Fed. Status -- CE/C2  
Distribution: San Diego, Los Angeles, and Riverside counties  
Habitat: Clay grasslands, vernal pools  
Sites: Perhaps the worst recent record of "protection" of any rare plant species in San Diego County. *B. filifolia* is systematically being eliminated by numerous, unrelated construction projects around the Palomar Airport area. The last known healthy county population was reportedly, heavily impacted by a recent housing development in San Marcos which left a limited portion of the population in open space. The majority of the population was either extirpated or dug up for transplanting. Surviving sites should be given the highest priority for protection. This species grows in open grasslands from a bulb, and is unlikely to be noted except during its short flowering season in May. As a result, surveys out of season are unlikely to discover its presence. A strong candidate for Federally Endangered status. Very rare on hillside west of Darwin Drive north of Crestmont Place. Small colony still extant north of Palomar Airport Road and west of El Camino Real despite partial grading of the site.  
Status: Almost extirpated.

Areas of gabbroic rock in the San Marcos Mountains contain plants associated with soils from this rock type. Most noteworthy is the San Diego Tetracoccus (*Tetracoccus dioicus*). The endemic Southern Mountain - Misery (*Chamaebatia australis*) also occurs or a very disjunct population in these mountains.

#### San Diego Tetracoccus (*Tetracoccus dioicus*)

Listing: CNPS List 1B R-E-D Code 3-2-2 State/Fed. Status -- /C2  
Distribution: San Diego, Riverside county; Baja California, Mexico  
Habitat: Chaparral  
Site: Rare in the south county as on McGinty Peak. A number of the reported sightings occur from the hillsides north of San Marcos to Fallbrook just west of Freeway 395. This area is beginning to be developed and may increasingly threaten as yet undiscovered populations.  
Status: Stable

#### Southern Mountain Misery (*Chamaebatia australis*)

Listing: CNPS List 4 R-E-D Code 1-1-1 State/Fed. Status -- None  
Distribution: San Diego County; Baja California, Mexico  
Habitat: Apparently restricted to gabbroic or meta-volcanic derived soils.  
Site: This substantial shrub grows in thickets on Otay Mountain, San Miguel Mountain, in the Jamul Mountains, and on Tecate Peak. Recently found on west facing slope of San Onofre Mountain. Most sites are currently well protected. Also reported from Barber Mountain, Iron Mountain, McGinty Mountain, and the San Marcos Mountains where probably still extant.  
Status: Stable

Clay lenses found in either the marine sedimentary soils of the valley areas or in association with the ultramafic gabbroic soils occasionally contain the San Diego Thorn-mint (*Acanthomintha ilicifolia*). This plant has been transplanted at several locations as a mitigation for impacts from development projects. Relocation sites occur at Las Brisas Mobile Home Park and Williamsburg. Also found in clay sites is the rare Thread-leaf Brodiaea (*Brodiaea filifolia*), mentioned previously.

### San Diego Thorn-mint (*Acanthomintha ilicifolia*)

Listing:	CNPS List 1B R-E-D Code 2-3-2 State/Fed. Status -- CE/C2
Distribution:	San Diego County, and Baja California, Mexico
Habitat:	Grassy openings in the chaparral; friable or broken clay soils
Sites:	Locales for this cryptic, little mint are invariably on small clay lenses with a cracked or quite friable surface. Known populations are typically small. Although this species is not difficult to grow from seed, appropriate habitat is extremely rare owing to its unusual soil preference. Extant populations are found in Mission Trails Park on the proposed Jackson Drive alignment, on the northern bluffs of Poggi Canyon east of the present terminus of Orange Avenue, west of the Las Brisas Mobile Home Park, and at two locations near the summit of McGinty Mountain. A large population with extensive habitat was recently found south of Poway Road and east of Interstate-15 near an abandoned waste water treatment plant; heavily impacted by haul road virtually bisecting site in early 1989. . . . .
Status:	Substantially declining; most extant sites endangered by urban pressures. This species may be difficult to detect in the fall and winter unless one is familiar with its distinctive habitat.

Chaparral vegetation is associated with a few sensitive plants. On north-facing slopes it is not uncommon to find populations of Summer-Holly (*Comarostaphylis diversifolia* ssp. *diversifolia*). The best stands known of this plant occur in the north base of the Frank's Peak-Double Peak-Cerro de las Posas range. Also in this area occur dense populations of *Ceanothus verrucosus*, perhaps as the best representation of the species within its range.

### Summer-Holly (*Comarostaphylis diversifolia* ssp. *diversifolia*)

Listing:	CNPS List 1B R-E-D Code 2-2-2 State/Fed. Status -- None
Distribution:	San Diego, Orange counties; Baja California, Mexico
Habitat:	Coastal or Cismontane Chaparral
Site:	An odd distribution - single large shrubs are scattered across coastal San Diego County. Quite a few sites are known, yet rarely are more than a few specimens found in proximity to each other. A population of 1000 plus shrubs was recently found south of Encinitas Road and just northwest of Montura Road; entire site endangered by residential development. At least 1000 shrubs grow on the north slopes of Double Peak in San Marcos; the only well defended major site known. Scattered, healthy population of shrubs on the north-facing slope of Mount Whitney. Reported from a number of stations in the Merriam Mountains.
Status:	The few large populations known occur within the city of San Marcos and are not being adequately protected. Elsewhere the population is slowly declining.

### Coast White-Lilac (*Ceanothus verrucosus*)

Listing:	CNPS List 2 R-E-D Code 1-2-1 State/Fed. Status -- None
Distribution:	San Diego County; Baja California, Mexico
Habitat:	Coastal Chaparral
Sites:	Large populations found on the Point Loma Subase, on north-facing slopes near the Miramar Landfill in San Clemente Canyon and on the north slopes of Escondido Creek, one mile east of Lake Val Sereno. Another sizeable population grows at Torrey Pines. Small population still extant on urban hillside in East San Diego. This shrub is the dominant plant in rugged terrain south of Mount Whitney; occurring by the thousands. Also common at the crest of the road to Mount Israel on Rancho Cielo. Once regionally common within the coastal canyons of the county, this shrub has been dramatically



Status: reduced in numbers owing to urban sprawl.  
Several healthy populations extant; substantially declining due to widespread urbanization.

Riparian areas are sensitive within their own right but the endemic San Diego Safewort (*Artemisia palmeri*) is occasional, especially in the southern sensitive area. San Diego Marsh Elder (*Iva hayesiana*) is near the northern extension of its range in San Marcos Creek.

#### San Diego Safewort (*Artemisia palmeri*)

Listing: CNPS List 2 R-E-D Code 2-2-1 State/Fed. Status -- None  
Distribution: Coastal San Diego County; Baja California, Mexico  
Habitat: Primarily found along creeks and drainages; rare in Diegan Sage Scrub.  
Sites: Grows in canyon watercourses - seems to prefer shaded locations beneath a canopy of cottonwoods, sycamores, or willows. Occasionally found in more open areas at the fringe of Mule-fat dominated creeks. Penasquitos Creek is typical of such habitat and has an extensive population from Poway to Interstate-5. This shrub should be considered for introductions to native plantings in riparian habitats. Significant population found along Escondido Creek and its tributaries. Easternmost locale in creek just east of Glen Lonely.  
Status: Declining and being heavily impacted by numerous local projects that channelize or disrupt minor drainages or via massive flood control efforts, such as the San Diego River/Mission Valley project.

#### San Diego Marsh-Elder (*Iva hayesiana*)

Listing: CNPS List 2 R-E-D Code 2-2-1 State/Fed. Status -- None  
Distribution: San Diego County, Baja California, Mexico  
Habitat: Creeks or intermittent streambeds  
Sites: The highest concentrations for this shrub occur in the Otay River from Salt Creek in the east, west to Beyer Boulevard. Found along intermittent streams around Lower Otay Lake. To be looked for in any drainage in the south county near the coast. Uncommon on Otay Mesa in Spring Canyon and other seasonal watercourses. Fairly common in drainages on Otay Mountain. A rather weedy shrub which could expand its range if introduced into coastal creeks where not presently found. Locally common along Penasquitos Creek from just east of Interstate-15 west to Interstate 5. Uncommon along Escondido Creek and its tributaries. Generally the farther north one does the smaller and more localized the populations as on San Marcos Creek below the dam.  
Status: Stable but potentially affected by modifications and degradation of wetlands.

Localized in sage scrub in the region is California Spinebush (*Adolphia californica*). Also known from the region is a disjunct population of Orcutt's Linanthus (*Linanthus orcuttii*) on Double Peaking and a population of California Adder's-tongue Fern (*Ophioglossum lusitanicum* ssp. *californicum*).

## California Adolphia (*Adolphia californica*)

Listing: CNPS List 2 R-E-D Code 1-2-1 State/Fed. Status – None  
Distribution: Coastal San Diego County, Baja California, Mexico  
Habitat: Chaparral, Diegan Sage Scrub, hillsides near creeks  
Sites: Still found at a variety of coastal San Diego County locales. Rarely, this spiny shrub is a dominant on hillsides and such sites should be protected. *Adolphia* should be considered for native revegetation projects in suitable habitat. Although not uncommon, a decade of continued urbanization along the coast will drastically reduce the populations now extant.

Large populations occur on north-facing slopes of Penasquitos Canyon just south of the mothballed water treatment plant near Poway, and on south-facing slopes of Escondido Creek east of Lake Val Soreno. This shrub has also been noted at more than 30 other sites.  
Status: Declining; still healthy populations extant.

## Orcutt's Linanthus (*Linanthus orcuttii*)

Listing: CNPS List 1B R-E-D Code 3-1-2 State/Fed. Status – /C2  
Distribution: San Diego, Riverside, and Los Angeles counties; Baja California, Mexico  
Habitat: Chaparral, lower Montane Coniferous Forest  
Sites: Rare along trail below Nate Harrison Grade in Palomar State Park; also nearby, below Boucher Hill in openings in recently burned forest. A small population occurs in a sandy drainage with chaparral north of Oakzanita near the State Park boundary. This species is apparently quite rare and localized. Disjunct population occurs on north slope of Double Peak in San Marcos.  
Status: Apparently stable

## California Adder's Tongue Fern (*Ophioglossum lusitanicum* ssp. *californicum*)

Listing: CNPS List 4 R-E-D Code 1-2-2 State/Fed. Status – /C3c  
Distribution: Amador, Butte, Merced, Mariposa Stanislaus, Tuolumne counties; disjunct to San Diego County, Orange County; and Baja California, Mexico. Norther California group may be taxonomically distinct.  
Habitat: Periphery of vernal pools, seeps, vernal moist locales.  
Site: Small colony on a vernal moist slope of Highway 67 near Iron Mountain. Several dozen growing on the fringe of a vernal pool in Proctor Valley. Populations are typically quite small and growth is triggered by the slightest rainfall. Often difficult to find at known sites. Common on a vernal moist hilltop near Olivehain. Sizeable population reported on hills north and south of Questhaven Road near intersection with Elfin Forest Road. Growing in swales north of Poggi Canyon and near incipient vernal pools southwest of intersection of Freeway 54 and Freeway 15. The latter site may soon be extirpated by development.  
Status: Declining. Few sites being retained in open space when development is proposed.



APPENDIX D: SAN DIEGO COUNTY  
SHERIFF'S DEPARTMENT  
CORRESPONDENCE



# San Diego County Sheriff's Department

Post Office Box 2991

San Diego, California 92112-4178

JIM ROACHE, SHERIFF



March 26, 1991

To Whom It May Concern:

The proposed Parks and Trails planned in the San Marcos Community should help to positively impact both home and community security. These trails are a great start to the re-introduction of community involvement and awareness, a way to keep the streets instead of needing to "take them back".

It can be reasonably speculated that legitimate activity and increased use of the trails by local residents should provide additional neighborhood security. The use of the trails in concert with other crime awareness efforts like Neighborhood Watch should provide significant contributions toward the creation of a secure environment throughout the City.

The trails should also help to eliminate the ambiguity between public and private areas and should provide focus to general community "surveillance". In other words, residents may be more inclined to associate these trails as part of their property and be more responsive to "watching out" for those activities which occur on the trails.

The trails are a natural mechanism for creating boundaries which define a hierarchy of increasingly private zones in the transition from public street to private residence or occupant controlled areas.

The San Diego Sheriff's Department in conjunction with the Crime Awareness Unit see no security hazard that would result from the incorporation of the Trail System in San Marcos. In fact, the trails are viewed as a very positive factor from a law enforcement prospective.

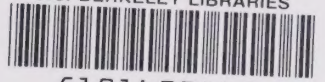
Sincerely,

JIM ROACHE, SHERIFF

Scott McClintock, Lieutenant  
Vista Sheriff's Station  
325 S. Melrose Drive, Suite 210  
Vista, CA 92083

SMcC:kw

U.C. BERKELEY LIBRARIES



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APPENDIX E: STATE CLEARINGHOUSE  
ENVIRONMENTAL APPROVAL  
NOTIFICATION



## GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET  
SACRAMENTO, CA 95814



Mar 21, 1991

MIKE POLAND  
CITY OF SAN MARCOS  
105 WEST RICHMAR AVENUE  
SAN MARCOS, CA 92069

Subject: CITY OF SAN MARCOS TRAILS MASTER PLAN  
SCH # 91021055

Dear MIKE POLAND:

The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call Tom Loftus at (916) 445-0613 if you have any questions regarding the environmental review process. When contacting the Clearinghouse in this matter, please use the eight-digit State Clearinghouse number so that we may respond promptly.

Sincerely,

A handwritten signature in dark ink, appearing to read 'David C. Nunenkamp'.

David C. Nunenkamp  
Deputy Director, Permit Assistance

RECEIVED  
MAR 25 1991  
CITY OF SAN MARCOS  
PLANNING DIVISION